

2003-2004 CAPER



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT



City of Austin, Texas

Neighborhood Housing and Community Development Department
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CITY OF AUSTIN
CAPER FY 2003-04
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CHAPTER 1: GENERAL SUMMARY



INTRODUCTION

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INTRODUCTION

PURPOSE OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Every five years, the City of Austin is required by law to prepare a Consolidated Plan in order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan combines in one report important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. For each succeeding year, the City of Austin is required to prepare a one-year Action Plan to notify citizens and HUD of the City's intended actions during that particular fiscal year. This plan includes citizen and stakeholder input and is due to the HUD Field Office in San Antonio, Texas by August 15, annually.

At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually by December 31.

The City of Austin has designated the Neighborhood Housing and Community Development Department (NHCD) the single point of contact with U.S. Department of Housing and Urban Development (HUD) and lead agency for grant administration of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Shelter Grant (ESG). The City also designated NHCD the program administrator for the CDBG and HOME program; and the Austin/Travis County Health and Human Services Department (HHSD) is designated as the program administrator for the HOPWA and ESG programs. As the single point of contact with HUD, NHCD is responsible for coordinating the development of the FY 2003-04 CAPER. NHCD also administers the Lead Hazard Control Grant and Economic Development Initiatives funds.

HOW TO READ THIS DOCUMENT

- **Chapter 1: Summaries for the Department of Housing and Urban Development (HUD)**
The first chapter highlights the necessary requirements from HUD regarding the four grants administered by the City of Austin. Those grants are CDBG, HOME, HOPWA and ESG. This chapter includes narrative describing the City's actions to: meet five-year goals; summary of expenditures and accomplishments, other actions, self evaluation, and certifications and reports by funding sources.
- **Chapter 2: Housing Program Summaries and Accomplishments**
The second component of the CAPER contains the required reports *Affirmatively Furthering Fair Housing* and *Affordable Housing*, as well as the accomplishments for all housing-related programs including programs for owner-occupied, first-time homebuyers, renters, assisted and transitional housing, homeless and emergency shelter.
- **Chapter 3: Community and Economic Development Summaries and Accomplishments**
This chapter outlines accomplishments for the non-housing, community and economic development programs including small business development, commercial revitalization, public services and public facilities.

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- **Appendices**

These appendices include financial reports, IDIS reports, maps of our priority areas, and a table of letters of consistency.

**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
FUNDING SOURCES**

The FY 2003-04 Action Plan identified goals and objectives to be achieved during the final year of the Consolidated Plan, FY 2000-2005. The City of Austin has chosen to complete a new five-year plan one year early. The Five-Year Consolidated Plan for fiscal years FY 2004-05 to FY 2008-09 was approved by City Council on June 24, 2004. This report – the FY 2003-04 CAPER – includes the goals established in the FY 2003-04 Action Plan and the City of Austin’s efforts to achieve them. Additional information is included to summarize the City’s achievements toward its 2005 goals. Funding sources, budgeted and expended, for FY 2003-04 were:

Federal Funds	Budget	Expended
Community Development Block Grant (CDBG) (PL 93-383)	\$ 9,176,000	\$ 9,176,000
CDBG Program Income	\$ 783,109	\$ 1,174,010
CDBG Revolving Fund	\$ 180,000	\$ 518,506
HOME Investment Partnership Program (HOME) (PL 102-625)	\$ 4,700,178	\$ 4,700,178
HOME Program Income	\$ 385,000	\$ 988,155
Emergency Shelter Grant Program (ESG) (PL 102-550)	\$ 291,000	\$ 291,000
Housing Opportunities for Persons with AIDS Program (HOPWA) (PL 102-550)	\$ 988,000	\$ 988,000
Section 108 Loans	\$ 2,000,000	\$ 2,000,000
Housing Assistance Fund (AHFC Income)	\$ 1,586,803	\$ 2,125,709
Lead Based Paint Hazards Grant	\$ 1,851,741	\$ 1,851,741
<u>City of Austin General Fund</u>		
Operating Funds	\$ 1,175,252	\$ 1,175,252
Housing Trust Fund	\$ 800,000	\$ 800,000
Housing Capital Improvement Program	\$ 1,240,000	\$ 1,240,000
TOTAL	\$25,157,083	\$28,305,813

INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM (IDIS)

IDIS is the system used by HUD for the City to draw down funds and report expenditures for CDBG, HOME, HOPWA, and ESG programs. The system allows the City to request its grant funding from HUD and report on what has been accomplished with these funds. Production and financial activity for FY 2003-04 are reflected in IDIS. HUD requires funding commitments and expenditures by program in the electronic database.

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CITIZEN PARTICIPATION ON DRAFT CAPER FY 2003-04

In accordance with regulations of the U.S. Department of Housing and Urban Development, the City of Austin prepared a draft FY 2003-04 Consolidated Annual Performance and Evaluation Report (CAPER) describing the City's accomplishments in housing and community development from October 1, 2003 through September 30, 2004.

This CAPER is organized to reflect the needs, strategies, and objectives described and presented in Austin's Consolidated Plan 2000-05 and the 2003-04 Action Plan. After formal submission to HUD on December 31, 2004, the final CAPER will be made available for public review at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City of Austin Neighborhood Housing and Community Development Department office and on the NHCD website <http://www.ci.austin.tx.us/housing/publications.htm>. The required Integrated Disbursement and Information System (IDIS) reports are available upon request from the City of Austin, Neighborhood Housing and Community Development Department at 512-974-3100. Copies of the final CAPER are distributed to members of the City Council and Community Development Commission.

This draft was available to the public for review and written comment from November 22 through December 8, 2004. These were the public comments:

CAPER FY 2003-04 PUBLIC COMMENTS

James Wallace

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

The City of Austin placed CBG funds into a pool fund, that is used to fund only non-profit child care centers in East Austin blighted area. This caused three established for-profit child care centers to close in the blighted area. With the closing of the child care centers came a loss of jobs and more empty buildings. The City of Austin is increasing the blight in an already blighted area.

Franklin D. Nuhauf

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

If there is an economic development plan for the Eastside it would make it very difficult for us to justify locating my business there. There should be a business district on the eastside. Business supports business. We need another Urban Blight study and identify the destination of City Block Grant Funds.

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Alvin Arnold

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

I own a child care and development center in East Austin which has been in operation for approximately thirty (30) years.

We offer high quality service and are responsive to the social, emotional, intellectual and physical needs of children in this community. Our physical environment is safe, clean, health and oriented to the needs of the students.

Unfortunately, I operate a for-profit business, and as a result, am denied the funding available to non-profit centers. This prevents my business and other for-profit centers in this community from developing our business to the level we aspire to.

The city's strategies and priorities as outlined in its 2003-04 Consolidated Plans favors non-profit centers and denies the same opportunities to for-profit facilities. I request that this issue by revisited and for-profit centers be given equal consideration. I further suggest that any center meeting guidelines be allowed to participate in the Travis County Head Start Program.

Tracy Y. Pearson

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

I believe that a lot of children would benefit if there were funds for profit child care centers. My daughter was on the waiting list for Head Start. I had to put my child into day care in order to continue working. It got to a point when I was unable to pay my tuition. I had to take my daughter out of school because I couldn't continue to pay. I know I am not the only person that is affected by this.

Palma Sheppard

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

For profit child care centers are hurting because of all the funds going to non-profit centers.

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Cynthia Jaimes

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

First of all, let me introduce myself. My name is Cynthia Jaimes. I am a single mother of one child (daughter). I work part time and I just finished high school in June. In January 2005 I will be starting cosmetology school and still be working part time. I really need childcare and need the help of providers to pay for my childcare. Women like me need all the help that we can get because we are trying to work or go to school and we don't have the money to pay for childcare. So if you can please donate more money to the low income people so we can have more funds for childcare. Thank you for your time in reading this letter and hopefully this will change your mind in donations.

Alice Filmore

I am a citizen of Austin and I am effected by the city's overall strategies, objectives and priorities outlined in the FY 2003-04 Consolidated Plan. I say this because of the arbitrary and administrative guidelines placed on for-profit childcare centers, other minority businesses, funding allocations, the process for identifying slum and blight standards, and the prioritization funding for only certain parts of blighted areas.

Allow me to elaborate on the issue that is most dear to my heart.

CITY OF AUSTIN RESPONSE TO PUBLIC COMMENTS
Austin/Travis County Health and Human Services Department

CDBG Child Care funding is awarded on a competitive basis to child care agencies through a Notice of Funding Availability and Request for Applications process. Both for-profit and non-profit child care providers may submit applications for consideration. Guidelines for child care contracts apply to both for-profit and non-profit contractors. [One exception to the competitive application is one contract with the local Head Start program, which is used as matching funds for federal Early Head Start funding.]

One letter mentioned the child care "Pool" funding. The Child Care Pool does not include any CDBG funds or other HUD funds. The Pool is funded through City and County Social Services general fund dollars, which are matched with federal U. S. Department of Health and Human Services Child Care Development Fund dollars.

Another letter mentioned the "Travis County Head Start Program". The Head Start program is operated by a local, private, non-profit agency - Child Inc. Child Inc. does receive both City social service (general fund) dollars and CDBG dollars through City contracts. However, most of the Head Start Program funding and the program's requirements come directly to Child, Inc. from the U. S. Department of Health and Human Services - Head Start Bureau. Head Start is not a City program.



FIVE-YEAR GOALS AND OBJECTIVES, FY 2000-2005

Federal Requirements: All grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary information so that HUD and citizens can easily assess annual progress toward meeting longer term goals.

The City of Austin's vision is to be the most livable community in the country. The mission of the City's Neighborhood Housing and Community Development (NHCD) Department, the grant administrator of Austin's Housing and Urban Development funding, is to provide housing, community, and small business development services to benefit eligible residents, so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency. The City considers the HUD planning process a viable and successful way to foster greater coordination of federal, state, and local resources to address the identified needs of low- and moderate- income residents of Austin.

In FY 2000, the City of Austin prepared its second five-year Consolidated Plan FY 2000-2005, as required by HUD. The Consolidated Plan combines, in one report, important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. It sets goals to meet the most pressing housing and community development needs identified by community reports and input from residents and stakeholders. It also provides a foundation of information for the City and other stakeholders to use to invest its resources strategically and measure performance against stated goals and planned objectives.

These goals and priorities are used to design programs and write the Action Plan for the next fiscal year which projects the amounts of units to be completed and persons to be served in the next fiscal year. This document, the Consolidated Annual Performance Report (CAPER) FY 2003-04 is the fourth and final year-end report for the FY 2000-2005 Consolidated Plan, and reports progress towards the five-year goals and strategies listed on the next page. The City of Austin has chosen to complete a new five-year plan one year early. The Five-Year Consolidated Plan for fiscal years FY 2004-05 to FY 2008-09 was approved by City Council on June 24, 2004. Future CAPERs will be assessed according to this new Consolidated Plan in FY 2004-05.

In FY 2003-04 the City of Austin came into compliance with HUD's requirements for priority funding by going through a public participation process to bring all funded programs up to a "high" priority status.

NHCD GOALS & STRATEGIES, FY 2000-01 through 2002-03

HOUSING

Goal: Create and/or Retain 5,000 Units of Affordable Housing Annually by 2005

Strategies:

- Link housing services through a continuum from homelessness to homeownership
- Increase the supply of affordable, adaptable, accessible units, particularly rental units
- Retain affordable housing stock through rehabilitation and construction programs
- Increase non-federal resources in order to create and retain more affordable housing units
- Facilitate regulatory reform to reduce institutional barriers to housing development
- Expand the capacity of nonprofit housing developers

ECONOMIC DEVELOPMENT

Goal: Create and/or Retain 250 Jobs by 2005 Primarily for Low & Moderate-Income Residents

Goal: Revitalize East 11th & 12th Streets

Strategies:

- Increase capital available to small businesses & micro-enterprises for start-up & expansion
- Amend the Consolidated Plan to reflect the Long-term Strategic Plan for Regional Minority Economic Development.
- Strengthen workforce development efforts
- Continue active involvement in the Austin/Travis County Welfare-to-Work Coalition and monitor progress of the GreaterAustin@Work Initiative to inform them of NHCD workforce development efforts.

PUBLIC SERVICES

Goal: Increase Opportunities for Self-Sufficiency

Strategies:

- Expand resources to increase the supply of affordable, high-quality child care
- Collaborate with other departments to expand availability of youth services
- Support efforts to improve the delivery of services to neighborhoods
- Continue efforts to strengthen fair housing enforcement

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CHAPTER 1: FIVE-YEAR GOALS AND OBJECTIVES FY 2000-2005

Table 1.1 Summary of Accomplishments of 5-Year Goals, 2000-2005

2005 GOAL	PROGRAM	FY 2000-01		FY 2001-02		FY 2002-03		Total #
		Actual	% of Goal	Actual	% of Goal	Actual	% of Goal	
Create and/or retain 5,000 units annually by 2005	Affordable Housing:	2,206	44%	2,924	58%	3,388	68%	8,518 units
Create and/or preserve 250 jobs by 2005	Community/Economic Development: Job Creation	71	28%	115	74%	160	139%	346 jobs
Revitalize East 11th and 12th street corridor	Community/Economic Development: Revitalization	*	N/A	*	N/A	*	N/A	
Increase opportunities for self-sufficiency	Public Services	31,771	Persons	27,188	Persons	18,497	Persons	77,456 Persons served

* Projects are underway.

N/A = Not applicable.

Table 1.2 Public Services CDBG Goals and Accomplishments for FY 2002-03

Public Services Programs	2002-2003 Planning Goal		2002-03 Accomplishments	
Renter's Rights/Fair Housing Counseling	630	Persons	784	Persons
Housing Information and Referral	11,000	Persons	10,964	Persons
Child Care Services	282	Persons	331	Persons
English as a Second Language	950	Persons	974	Persons
Neighborhood Support Program	2,000	Persons	5,154	Persons
Senior Services	187	Persons	239	Persons
Youth Services	150	Persons	51	Persons
TOTAL PUBLIC SERVICES PROGRAMS	15,199	Persons	18,497	Persons

AMENDED NHCD GOALS AND STRATEGIES FY 2003-04

GOAL 1: Assist 30, 450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:

HOUSING

Four thousand (4000) households will gain and/or retain housing

Strategies:

- Link housing services through a continuum from homelessness to homeownership
- Increase the supply of affordable, adaptable, accessible units, particularly rental units
- Retain affordable housing stock through rehabilitation and construction programs
- Increase nonfederal resources in order to create and retain more affordable housing units
- Facilitate regulatory reform to reduce institutional barriers to housing development
- Expand the capacity of nonprofit housing developers

ECONOMIC DEVELOPMENT

One hundred (100) households will gain and/or retain jobs;

3,269 households will benefit from Community Revitalization activities

Strategies:

- Increase capital available to small businesses & micro-enterprises for startup & expansion
- Amend the Consolidated Plan to reflect the Long-term Strategic Plan for Regional Minority Economic Development.
- Strengthen workforce development efforts
- Continue active involvement in the Austin/Travis County Welfare-to-Work Coalition and monitor progress of the Greater Austin@Work Initiative to inform NHCD workforce development efforts

PUBLIC SERVICES

Seventeen thousand, three hundred and fifty (17,350) households served through Neighborhood Revitalization and Public Facilities activities

Strategies:

- Expand resources to increase the supply of affordable, high-quality child care
- Collaborate with other departments to expand availability of youth services
- Support efforts to improve the delivery of services to neighborhoods
- Continue efforts to strengthen fair housing enforcement

GOAL 2: Meet or exceed HUD's commitment and spending requirements annually.

No more than 1.5 times the annual CDBG allocation will be available on July 31;

No repayment by City on behalf of NHCD.

The City of Austin has re-evaluated the measures of its goals, and determined that a more accurate measurement of programs is to reflect households served rather than units produced. With this modification, the city can more accurately report the impact of all federally-assisted programs. The City of Austin went through a citizen participation process for a Substantial Amendment to the Consolidated Plan 2000-2005 to receive input on the changes to the departmental goals. For the purposes of these goals and strategies:

- all units will be considered a household
- all persons will be counted as a household
- all jobs and businesses will be counted as a household

Table 1.3 FISCAL YEAR 2003-04 GOALS AND ACCOMPLISHMENTS

	Proposed Accomplishment FY 2003-04	Actual Accomplishment FY 2003-04
Housing Goals	9,350 Households Served	7,302 Households Served
Community/Economic Development Goals	20,049 Households Served	29,363 Households Served
TOTAL HOUSEHOLDS SERVED	29,399 Households Served	36,665 Households Served

GOAL 1: Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:

HOUSING

Four thousand (4000) households will gain and/or retain housing

In Fiscal Year 2003-04, there were 36,665 households served, which exceeded our annual goal by 7,266 households.

The City contracts with the Austin Housing Finance Corporation (AHFC) for housing production to meet this goal. AHFC operates consumer lending programs that provide down payment assistance; homeowner rehabilitation programs; and operates programs to develop affordable housing for rental and homeownership. AHFC also coordinates providing emergency home repairs, architectural barrier removal services, and tenant based rental assistance. In addition, AHFC is responsible for implementing housing developments in accordance with the City-adopted housing policy. The S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing™ initiative was adopted in April 2000 to stimulate the development of reasonably-priced, mixed-income, accessible housing. It provides advocacy through the review process and developer incentives such as city fee waivers. This initiative is the most successful housing production program in the City.

Housing programs are funded with federal sources such as Community Development Block Grant and HOME Investment Partnerships Programs as well as non-federal funds such as the Housing Trust Fund and S.M.A.R.T. Housing™ Capital Improvement Fund. City-funded housing activities are designed to help maintain the current affordable housing stock, create new affordable housing units and increase

homebuyer opportunities.

- FY 2000-01: The City produced 2,206 housing units.
- FY 2001-02: The City produced 2,924 housing units using all sources of funds including federal and non-federal funds. As it is currently worded, the goal is to produce 5,000 housing units annually by 2005. Despite the slowing Austin economy, the City continues to work toward this goal.
- FY 2002-03: Using all funding sources, the City produced 3,388 units and served 3,444 persons with housing programs.
- FY 2003-04: The City has reevaluated the measures of this goal for the Action Plan 2003-04. A more accurate measurement of this goal is to reflect households served rather than units produced. In FY 2003-04, the goal was to serve 9,350 households, and the City served 7,302 households. Most of this difference was in the homeless/emergency shelter programs who had a difference of 2,155 which was partially due to inaccurate estimations of households served in the Action Plan FY 2003-04, in addition to longer lengths of stay for individuals, so less individuals were served overall. Please see Table 2.1 for all housing accomplishments.

CDBG Activities: Architectural Barrier Removal, Rental Housing Development Assistance, Anderson Hill Redevelopment, Down Payment Assistance, Acquisition and Development, Emergency Home Repair, Homeowner Rehabilitation Loan Program. For CDBG expenditures, please refer to Table 1.6.

HOME Activities: Tenant Based-Rental Assistance, Rental Housing Development Assistance, Anderson Hill Redevelopment, Down Payment Assistance, Acquisition and Development, Community Housing Development Organizations, Homeowner Rehabilitation Loan Program. For HOME expenditures, please refer to Table 1.7.

CONSOLIDATED PLAN HOUSING STRATEGIES:

- **Link housing services through a continuum from homelessness to homeownership**
In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs in 1998. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The City uses this framework to assess housing needs and encourage the development or complement private and nonprofit sector activities.
- **Increase the supply of affordable, adaptable, accessible units, particularly rental units**
S.M.A.R.T. Housing™ Initiative: A creative initiative adopted by Austin City Council in April 2000 encourages development of reasonably priced, mixed income housing and requires units to meet accessibility standards. The initiative has resulted in the construction of more than 4,000 new housing units over the past three years. Eighty-two percent of the units completed in 2003-04 were reasonably-priced, and all meet Green Building, accessibility/visitability, and transit-oriented standards. In FY 2003-04, there were 4,834 units certified and 1,612 units completed. All new single-family and duplex units are visitable. At least 10 percent of the multi-family units are accessible and at least 25 percent of the multi-family units are adaptable. All ground-level single-family, duplex, and triplex construction is required to be visitable.
- **Retain affordable housing stock through rehabilitation and construction programs**
The City of Austin has several programs that assist homeowners in rehabilitation using federal funds. These programs - Architectural Barrier Removal, Emergency Home Repair, Homeowner Rehabilitation Loan Program, and Materials Rebate program- collectively repaired 719 houses in FY

2002-03, and 1,032 houses in FY 2003-04.

The City of Austin's federally-funded construction programs are: Acquisition and Development (owner), Anderson Hill (owner), Rental Housing Development Assistance, Community Housing Development Organizations, and St. John's Development Project. These programs constructed 213 housing units using federal funds in FY 2002-03, and in FY 2003-04 served 255 households.

- **Increase nonfederal resources in order to create and retain more affordable housing units**

The City of Austin uses the following nonfederal resources to create and retain affordable housing: Housing Assistance Fund, Housing Trust Fund, and Capital Improvement Projects Fund, multi-family and single-family bonds. In FY 2002-03, there were 2,222 units produced using non-federal resources. In FY 2003-04 of the 7,302 households served there were 2,112 households assisted using these funding sources for Acquisition and Development, multi-family and single-family bond programs, S.M.A.R.T. Housing™, Rental Housing Development Assistance, Materials Grant, Anderson Hill Redevelopment and Holly Good Neighbor Program. See table 2.1 for accomplishments.

- **Facilitate regulatory reform to reduce institutional barriers to housing development**

The City of Austin continues to research opportunities to reduce institutional barriers to affordable housing and provides the City Council with information regarding affordable housing.

- **Expand the capacity of nonprofit housing developers**

The Community Housing Development Organizations (CHDO) are nonprofit housing developers or buildings which provide low-income housing using federal funds available through the City of Austin. At the close of FY 2002-03, CHDOs completed and conveyed eight new single-family homes to income-eligible buyers. In FY 2003-04 there were eleven new units completed by the CHDOs.

GOAL 1: Assist 30, 450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:

ECONOMIC DEVELOPMENT

One hundred households will gain and/or retain jobs:

Strategies:

The Action Plan addressed creating jobs for residents with low to moderate incomes by providing loans and technical assistance to micro-enterprise, small and minority-owned businesses. In only three years, from FY 2000-01, 2001-02, and 2002-03, economic development programs have met their five-year goal of creating/retaining 250 jobs for low and moderate-income residents by creating 346 jobs, exceeding the goal by 96 jobs. In FY 2003-04, 251 households were served, with 109 households that gained or retained jobs, and 142 businesses.

CDBG Activities: Business Assistance Center, Micro-enterprise Technical Assistance, Small Minority Business Assistance, & Neighborhood Commercial Management Program. For CDBG expenditures, please refer to Table 1.6.

Table 1.4: Community and Economic Development Program Goals and Accomplishments FY 2003-04

Community and Economic Development (CED) Program	Households Served Goal FY 2003-04	Accomplishments FY 2003-04
Business Assistance Center	12	18
Community Development Bank	50	74
Micro-enterprise Technical Assistance	40	142
Neighborhood Commercial Management Program	21	8
Small Minority Business Assistance	8	9
TOTAL HOUSEHOLDS SERVED	131	251

GOAL 1: Assist 30, 450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:

ECONOMIC DEVELOPMENT

3,269 households will benefit from Community Revitalization activities

CDBG and Section 108 Loan activities: East 11th and 12th Street Revitalization.
In FY 2003-04, 9 businesses were assisted.

During this past year the City of Austin, through the partnerships with the Urban Renewal Agency (URA) and the Austin Revitalization Authority completed the construction of a 57,000 square foot mixed used development and the 171-space parking garage to support it. This project is located at 1000 and 1050 East 11th Street. The City's Neighborhood Housing and Community Development Department and the Austin Housing Finance Corporation are the anchor tenants occupying approximately 27,000 square feet in one of two newly constructed office buildings. Nine businesses were assisted in FY 2003-04.

In continuing the support of the East 11th and 12th Street redevelopment the Urban Renewal Agency acquired two parcels along East 11th Street. With the acquisition of these two parcels the Urban Renewal Agency (URA) will own three-quarters of the city block, which would complete an assemblage of a large tract of land that would allow for a more attractive package in the solicitation of potential developers, the solicitation is scheduled to be let out to the public in mid October 2004. There are residents living in a house on one of the parcels purchased by the URA, but their relocation/displacement will not be realized until fiscal year 2004-05.

The Historical Renovation of the 532 square feet of commercial office space is under contract and will be completed by May 2005. The remaining renovation of 2500 square feet of commercial office space delayed until next fiscal year due to meeting the City's parking requirements. In an effort to provide parking for small businesses along East 11th and 12th Streets, the City of Austin has designated two lots and the funding to have these lots developed into two community parking lots. Both community parking lots are scheduled to be developed by the end of next fiscal year.

CONSOLIDATED PLAN ECONOMIC DEVELOPMENT STRATEGIES

- **Increase capital available to small businesses & micro-enterprises for startup & expansion**
The Small Minority Business Assistance Center focuses on developing long-term management skills of small minority businesses through intensive management training workshops, one-on-one consultations, technical assistance, provision of information services and access to business experts in a variety of fields.

The Austin Community Development Corporation (ACDC) administers a loan program to provide flexible capital and technical assistance to small and minority businesses that are expanding, or relocating in priority areas

The Neighborhood Commercial Management Project (NCMP) is a revolving loan pool that helps small businesses that have been in existence for two or more years expand their operations by

providing gap financing for fixed assets in exchange for job creation or retention.

NHCD, in partnership with the City's [Small and Minority Business Resources Department](#), established a one-stop shop that serves micro-enterprises and small and minority-owned businesses needing procurement, management, marketing, micro-loans, and loan application assistance.

- **Amend the Consolidated Plan to reflect the Long-term Strategic Plan for Regional Minority Economic Development**

Over the past three years there have been three major studies looking at different aspects of the Austin economy. Each of the three examined the most effective way to encourage the growth of small and minority-owned businesses as well as the overall Austin economy. Since the recent economic downturn, these efforts have taken on new importance and urgency.

High-Technology Report – December 2001

In May 2000, the City Council requested a strategic plan for better integrating Austin's minority community into city's economic growth. The final version of this plan, *Fostering the Austin Equitable Region*, was received in December 2001.

Unfortunately, in the year and a half between the reports commission and its completion, the economic situation of Austin dramatically changed. The widespread slump in the high tech sector hit Austin's economy hard. Major firms laid off employees and many smaller start-ups closed their doors. While information technology remains an important part of Austin's economy, this area is no longer providing the rapid growth in employment that it was throughout the 1990's. The recommendations of *Fostering the Austin Equitable Region*, designed to spread the benefits of a booming tech sector, provide little guidance for the new economic reality.

Needs Assessment Study – November 2002

The Department of Small Minority Business Resources (DSMBR) commissioned a second study, *Needs Assessment for Small Business Development Services*. This report, completed in November, 2002, researched the gap between the assistance small businesses need what is available. The report provided specific suggestions for service improvements, and called for the City to re-design how it selects the sub-contractors it uses to provide small business assistance. As a result of the study, DSMBR will adopt a competitive bidding process to acquire specific services from sub-contractors to provide development services to the small business community.

Mayor's Task Force on the Economy – April 2003

In April 2003, City Council members Will Wynn and Betty Dunkerley released the results of a six month effort - "Mayor's Task Force on the Economy – Subcommittee Recommendations". The Task Force focused on the need to create jobs and make Austin more business friendly while maintaining Austin's quality of life and core community values.

The three subcommittees of the Task Force focused on different aspects of Austin's economy – Traditional Industries Recruitment and Retention, Small Business and Entrepreneurship, and Cultural Vitality. These three subcommittees each had recommendations that can be used throughout the various City departments and programs that support economic development.

The Traditional Industries Recruitment and Retention subcommittee struggled with the large issues of addressing the growing unemployment in Austin (6.2 % in early 2003) through a program of shared investment. It recommended that the City of Austin should be willing, under the right circumstances, to create a shared investment with firms that are either relocating or expanding. The criteria for determining if a firm is a good candidate for shared investment include not just job creation, but the overall impact on City finances and infrastructure, the firms link to the Austin economy, and its impact on the environment and the city's quality of life.

The Small Business and Entrepreneurship subcommittee focused on the smaller businesses in Austin. Almost 94% of the firms in the Austin area employ fewer than 50 workers. These small firms are one of the main drivers of the Austin economy. Improving access to capital, a more flexible land use code and providing greater information on existing services are just a few of the things the City could do to assist small business in Austin.

The Cultural Vitality subcommittee made recommendations to build upon Austin's strong base as a creative center for innovation, its role as a center for arts and music, and the contribution made by the arts to Austin's quality of life. In addition to expanded funding of cultural and arts programs, the subcommittee recommended that the City incorporate consideration of cultural impacts into major City policy decisions.

The Task Force developed dozens of specific recommendations for a wide range of programs and policies. These recommendations will be incorporated into the Community Development Division's strategic plan. Some key recommendations that may be directly incorporated into the work plan of the Community Development Division include:

- Keeping the jobs we have and bringing new jobs to the community.
 - Shared investment in small businesses.
 - Supporting and prioritizing programs that provide access to capital and training.
 - City coordinating and acting as a clearinghouse for information and services available.
- **Strengthen workforce development efforts and continue active involvement in the Austin/Travis County Welfare-to-Work Coalition and monitor progress of the Greater Austin @ Work Initiative to inform NHCD workforce development efforts.**

The City of Austin is involved along with other workforce, educational and economic development organizations in implementing a variety of initiatives to address the needs of employers and current, emerging and transitional workers.

- Funded services include adult basic education, GED, literacy, English as a Second Language, assistance preparing for college entrance exams, occupation-specific training, life skills training, job search assistance, internship/job placement, job coaching, job retention, case management, and support services (professional clothing, child care, etc.).
- Funded programs include American YouthWorks, Austin Academy, Austin Area Urban League, Capital Area Training Foundation, Capital IDEA, Crime Prevention Institute, Easter Seals, First Workers' Day Labor Program, Goodwill Industries, LifeWorks, Literacy Austin, and Vaughn House.

The City has been an integral partner of the following efforts:

- Greater Austin @ Work initiatives to develop industry-led solutions to address workforce and economic development challenges in the 10-county region. Greater Austin @ Work is a partnership of the WorkSource - Greater Austin Area Workforce Board, Rural Capital Area Workforce Development Board, City of Austin, Travis County and the Greater Austin Chamber of Commerce.
- The City of Austin initiated the creation of the Public Service Industry Cluster, which consists of local, state and federal government employers working together to heighten awareness regarding careers in the public sector and to enhance recruiting and retention of workers in the public sector.
- As a leader of the Public Service Industry Cluster, Austin/Travis County Health and Human Services Department staff assisted in hosting a University of Texas and Government agency job fair in January of 2002.
- In collaboration with Greater Austin @ Work partners, the City was instrumental in securing state and federal funding for industry-led efforts in the region.
- The NHCD Director serves on the Re-entry Roundtable, which focuses on providing opportunities for people exiting institutions and prisons to re-enter the workforce and find affordable housing in a sustainable way.

GOAL 1: Assist 30, 450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:

PUBLIC SERVICES

17,350 households will be served through Neighborhood Revitalization and Public Facilities activities

Strategies:

- Expand resources to increase the supply of affordable, high-quality child care
- Collaborate with other departments to expand availability of youth services
- Support efforts to improve the delivery of services to neighborhoods
- Continue efforts to strengthen fair housing enforcement

CDBG Public Services Activities: Child Care, English as a Second Language, Tenant's Rights, Housing Information and Referral, Neighborhood Support Services, Senior Services, Youth Support Services.

Fiscal Years 2000-01, 2001-02, and 2002-03, 77,456 persons were served with Public Services.

In FY 2002-03 18,497 persons were served.

In FY 2003-04 27,747 households were served.

CDBG Public Facilities Activities: Homeless Shelter Debt Service, Millennium Youth Entertainment Center Debt Service, and Public Facilities Activities Austin Resource Center for the Homeless and the Community Action Development Agency.

FY 2003-04 1,356 households were served.

Table 1.5 Public Services CDBG Goals and Accomplishments for FY 2003-04

Public Services Programs	Goal FY 2003-04	Accomplishments FY 2003-04
Renter's Rights/Fair Housing Counseling	630	779
Housing Information and Referral	11,000	16,340
Child Care Services	282	395
English as a Second Language	950	906
Neighborhood Support Program	3,000	8,972
Senior Services	187	194
Youth Services	300	161
TOTAL PUBLIC SERVICES PROGRAMS	16,089	27,747

CONSOLIDATED PLAN PUBLIC SERVICES STRATEGIES

- Expand resources to increase the supply of affordable, high-quality child care.**
 In total, 395 low- to moderate-income children were served in FY 2003-04. The Department provided childcare for homeless or near-homeless children and children from families in crisis by issuing vouchers for up to six months of childcare. This program provided child care for children from low-income working families and children of teen parents attending school.
- Collaborate with other departments to expand the availability of youth services.**
 A total of *161 youth and their families have been served to date in Fiscal Year 2003-04 with CDBG funds through the Youth and Family Assessment center. The project is providing services to youth and their families in six schools within the Austin Independent School District. The goal in the Action Plan FY 2003-04 was to serve 300 youth and their families, however, this was a two-year goal, so the actual goal for FY 2003-04 was 150. The project design encourages the use of direct funds from the City/County contribution as well as the leveraging of local resources before the utilization of CDBG funds. While expenditures are substantially higher than in years past, they remain somewhat lower than projected due to the fact that the CDBG funds are the payer of last resort when the available local resources cannot readily meet the identified need of the youth/family. The project structure is designed to utilize the three funding sources: CDBG funds, County basic needs funds, and local resources, in the most effective way to improve the functioning of the youth and his/her family. *through August 2004
- Support efforts to improve the delivery of services to neighborhoods**
 A total of 8,972 households benefited from the services provided under this program. This exceeded the department's goal of serving 3,000 people. The services coordinated by Neighborhood Housing and Community Development (NHCD) staff included: six newsletters/flyers/postcard mailings developed and disseminated on behalf of four neighborhoods; five neighborhood cleanups; four safety fairs; Neighborhood Watch Signs for two neighborhoods; planning for a neighborhood clean up in conjunction with the Raise the Roof event; one NeighborFest event; and collaborations with city departments and other organizations for community service events. Eleven neighborhoods received services through this program. Staff worked with neighborhood and non-profit organizations to facilitate these different activities. The substantial increase in the number of people served was accomplished by the increased opportunities for communication activities.

NHCD partnered with the Police Department, Parks Department and Weed & Seed Project to provide a community service project for fifty volunteers during United Way's Annual Day of Caring.

- **Continue efforts to strengthen fair housing enforcement**
 - Facilitated 100 mediations between landlords and tenants resulting in completing health and safety related repairs to rental units, which helped maintain reasonable habitability standards,
 - Provided direct counseling and technical assistance to 679 low income renters regarding tenant/landlord issues,
 - Provided public education and information through 23 workshops and public forums on landlord/tenant relationships and the law,
 - Disseminated 10,073 newsletters on landlord/tenant and program issues to interested individuals, groups and neighborhoods,
 - Identified 471 fair housing issues, which assisted in resolving, reducing or minimizing discriminatory housing practices.



**FY 2003-04 EXPENDITURES, ACCOMPLISHMENTS,
AND LEVERAGING RESOURCES**

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
TABLE 1.6: COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET/EXPENDITURES FY 2003-04

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

including Austin Housing Finance Corporation and Austin/Travis County Health & Human Services Department

#	Funding Source	FY 03/04 Actual CarryForward	Funding FY03/04	Total Amount Available FY03/04	Expenditures	Encumbrance	Estimated Carry Forward
<u>Rental Housing:</u>							
<u>Rental Development Services</u>							
	Rental Hsg. Development Assistance..... CDBG & PI	881,111	294,014	1,175,125	319,373	452,701	403,051
	Architectural Barrier Program (Rental)..... CDBG	499,810	0	499,810	187,087	86,196	226,527
	Anderson Hill Redevelopment (rental)..... PI (CDBG)	0	0	0			0
	Subtotal, Rental Housing.....	1,380,921 0	294,014 0	1,674,935 0	506,460 0	538,897 0	629,578
<u>First-Time Homebuyer</u>							
<u>Homebuyer Assistance</u>							
	Down Payment Assistance..... CDBG	2,716	0	2,716	2,716 #		0
	Subtotal, Homebuyer Lending Assistance.....	2,716	0	2,716	2,716 #	0	0
<u>Homeownership Development</u>							
	Acquisition & Development..... CDBG	888,134	353,841	1,241,975	229,858	961,784	50,333
	CDBG-Rev. Loa..... CDBG	130,000	155,000	285,000	285,000		0
	Anderson Hill Redevelopment..... CDBG & PI	206,487	175,885	382,372	57,785	49,576	275,011
	Subtotal, Homebuyer Development.....	1,224,621	684,726	1,909,347	572,643 #	1,011,360	325,344
	Subtotal, First-Time Homebuyer.....	1,227,337	684,726	1,912,063 0	575,359 0	1,011,360 0	325,344
<u>Owner-Occupied Housing:</u>							
<u>Housing Rehabilitation Services</u>							
	Architectural Barrier Program (owner)..... CDBG	1,410,094	853,515	2,263,609	990,021	585,751	687,837
	Emergency Repair Program..... CDBG	126,177	1,000,000	1,126,177	934,448	191,729	0
	Homeowner Rehabilitation Loan Program..... CDBG & PI	514,460	330,501	844,961	394,589	378,586	71,786
	(Match for Lead Hazard Control Program) CDBG	0	231,384	231,384	231,384	0	0
	CDBG-Rev. Loa.....	0	50,000	50,000			50,000
	Subtotal, Homeowner Moderate Rehab.....	514,460 0	611,885	1,126,345 0	625,973 0	378,586 0	121,786
	Subtotal, Owner-Occupied Housing.....	2,050,731 0	2,465,400 0	4,516,131 0	2,550,442 0	1,156,066 0	809,623
SUBTOTAL, Housing.....		4,658,989 0	3,444,140 0	8,103,129	3,632,261	2,706,323	1,764,545
COMMUNITY DEVELOPMENT							
<u>Small Business Development</u>							
	Business Assistance Center..... CDBG	86562	322,000	408,562	353,866	54,696	0
	Community Development Bank..... CDBG	0	108,335	108,335	64,098	38,518	5,719
	Microenterprise Technical Assistance..... CDBG	43,059	160,000	203,059	123,235	40,667	39,157
	Neighborhood Commercial Mgmt..... CDBG & PI	452,715	622,394	1,075,109	65,087		1,010,022
	Neighborhood Commercial Mgmt Debt Service..... CDBG	0	151,000	151,000			151,000
	Small Minority Business Assistance..... CDBG	117,411	177,058	294,469	101,949	58,831	133,689
	Subtotal, Small Business Development.....	699,747	1,540,787	2,240,534 0	708,235 0	192,712 0	1,339,587
<u>Commercial Revitalization</u>							
	East 11/12th Streets Revitalization..... CDBG & PI	1,100,897	677,538	1,778,435	655,993	224,802	897,640
	East 11/12th Streets Revital. Debt Service..... CDBG	0	772,575	772,575	723,328	0	49,247
	Subtotal, Commercial Revitalization.....	1,100,897	1,450,113	2,551,010 0	1,379,321 0	224,802 0	946,887
<u>Neighborhood Revitalization (Public Services)</u>							
	Child Care Services..... CDBG	78711	650,000	728,711	587,234	130,220	11,257
	English as a Second Language..... CDBG	0	50,000	50,000	50,000		0
	Tenants' Rights Assistance..... CDBG	54,078	278,870	332,948	263,393	18,291	51,264
	Housing Information and referral..... CDBG	92,639	92,715	185,354	115,516		69,838
	Neighborhood Support Services..... CDBG	195,074	80,000	275,074	124,854		150,220
	Senior Services..... CDBG	12,600	120,000	132,600	131,950	650	0
	Youth Support Services..... CDBG	318,552	104,815	423,367	145,606	160,518	117,243
	Subtotal, Public Services.....	751,654	1,376,400	2,128,054 0	1,418,553 0	309,679 0	399,822
<u>Public Facilities</u>							
	Homeless Shelter, Debt Service..... CDBG & PI	105,759	388,855	494,614	432,159	0	62,455
	Public Facilities..... CDBG	312,658	633,009	945,667	97,937	27,869	819,862
	Millennium Youth Center (debt service)..... CDBG	1	735,478	735,479	735,478	0	1
	Subtotal, Public Facilities.....	418,418	1,757,342	2,175,760	1,265,574	27,869	882,318
SUBTOTAL, Community Development.....		2,970,716	6,124,642	9,095,358	4,771,683	755,062	3,568,613
ADMINISTRATION							
	CDBG Administration..... CDBG & PI	448,606	844,581	1,293,187	1,006,065	24,970	262,152
<u>Commercial Revitalization</u>							
	East 11/12th Streets Revitalization..... CDBG & PI	0	137,500	137,500	110,000	0	27,500
SUBTOTAL, Administration.....		448,606	982,081	1,430,687 0	1,116,065 0	24,970 0	289,652
SUBTOTAL, CDBG Funding.....		8,078,311	10,550,863 0	18,629,174 0	9,520,009 0	3,486,355 0	5,622,811

Funding Sources:

CDBG = Community Development Block Grant
CDBG Rev. Loan = CDBG Revolving Loan Funds
PI = Program Income (by source grant)-CDBG

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

TABLE 1.7: HOME BUDGET/EXPENDITURES FY 2003-04

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

including Austin Housing Finance Corporation and Austin/Travis County Health & Human Services Department

	<u>Funding Source</u>	<u>FY 03/04 Actual CarryForward</u>	<u>Funding FY03/04</u>	<u>Total Amount Available FY03/04</u>	<u>Expenditures</u>	<u>Encumbrance</u>	<u>Estimated Carry Forward</u>
HOUSING DEVELOPMENT							
<i><u>Assisted Housing</u></i>							
Tenant-based rental assistance.....	HOME & PI	111,226	431,663	542,889	414,300	128,589	
Transitional Housing.....	HOME	107,549		107,549			107,549
<i>Subtotal, Assisted Housing.....</i>		<i>218,775</i>	<i>431,663</i>	<i>650,438</i>	<i>414,300</i>	<i>128,589</i>	<i>107,549</i>
<i><u>Rental Housing:</u></i>							
<i><u>Rental Development Services</u></i>							
Rental Hsg. Development Assistance.....	HOME & PI	1,325,980		1,325,980	719,492	598,423	8,066
	HOME (CHDO)	999,883		999,883	701,351	298,532	
Anderson Hill Redevelopment (rental).....	HOME	187,749	925,000	1,112,749			1,112,749
<i>Subtotal, Rental Housing.....</i>		<i>2,513,612</i>	<i>925,000</i>	<i>3,438,612</i>	<i>1,420,842</i>	<i>896,955</i>	<i>1,120,815</i>
<i><u>First-Time Homebuyer</u></i>							
<i><u>Homebuyer Assistance</u></i>							
Down Payment Assistance.....	HOME & PI	723,392	1,689,801	2,413,193	1,181,483	1,066,085	165,625
Subtotal, Homebuyer Lending Assistance.....		723,392	1,689,801	2,413,193	1,181,483	1,066,085	165,625
<i><u>Homeownership Development</u></i>							
Acquisition & Development.....	HOME & PI	361,451	482,053	843,504	334,552	508,952	
	HOME & PI (CHDO)	679,844	705,027	1,384,871	323,166	1,039,279	22,426
Subtotal, Acq. & Development (owner).....		1,041,295	1,187,080	2,228,375	657,718	1,548,231	22,426
Anderson Hill Redevelopment (owner).....	HOME & PI	1,052,724	66,615	1,119,339	12,542	61,149	1,045,648
Subtotal, Homebuyer Development.....		2,094,019	1,253,695	3,347,714	670,260	1,609,380	1,068,074
<i>Subtotal, First-Time Homebuyer.....</i>		<i>2,817,411</i>	<i>2,943,496</i>	<i>5,760,907</i>	<i>1,851,743</i>	<i>2,675,465</i>	<i>1,233,699</i>
<i><u>Owner-Occupied Housing:</u></i>							
<i><u>Housing Rehabilitation Services</u></i>							
Homeowner Rehabilitation Loan Program	HOME	1,227,397	175,000	1,402,397	387,577	846,144	168,676
<i>Subtotal, Owner-Occupied Housing.....</i>		<i>1,227,397</i>	<i>175,000</i>	<i>1,402,397</i>	<i>387,577</i>	<i>846,144</i>	<i>168,676</i>
SUBTOTAL, Housing.....		6,777,195	4,475,159	11,252,354	4,074,462	4,547,153	2,630,738
ADMINISTRATION.....							
	HOME & PI	47,796	500,149	547,945	532,852		15,093
SUBTOTAL, Administration.....		47,796	500,149	547,945	532,852		15,093
SUBTOTAL, HOME Grant Funding.....		6,824,991	4,975,308	11,800,299	4,607,314	4,547,153	2,645,831

Funding Sources:

HOME = Home Investment Partnership Program

PI = Program Income (by source grant)-HOME

HOME Match = \$1,057,540 -Appendix

HOME Match Report

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
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2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

[illegible]

[illegible]

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

TABLE 1.8: ESG and HOPWA BUDGET/EXPENDITURES FY 2003-04

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

including Austin Housing Finance Corporation and Austin/Travis County Health & Human Services Department

	<u>Funding</u>	<u>FY 03/04</u>	<u>Funding</u>	<u>Total Amount</u>		<u>Estimated</u>
<u>Source</u>	<u>Actual</u>	<u>CarryForward</u>	<u>FY03/04</u>	<u>Available</u>	<u>Expenditures</u>	<u>Carry</u>
				<u>FY03/04</u>		<u>Forward</u>
EMERGENCY SHELTER GRANT						
<u>HOUSING DEVELOPMENT</u>						
<i><u>Homeless/Emergency Shelter:</u></i>						
Shelter Operation and Maintenance..... ESG			133,602	133,602	133,935	-333
Homeless Prevention Services..... ESG			20,000	20,000	20,000	
Homeless Essential Services..... ESG	25,716		87,000	112,716	87,749	1,897
Transitional Housing (Homeless)..... ESG	31,996		35,898	67,894	35,898	31,996.09
<i>Subtotal, Homeless/Emergency Shelter.....</i>	<i>57,713</i>	<i>276,500</i>	<i>334,213</i>	<i>277,582</i>	<i>33,560</i>	
SUBTOTAL, Housing.....		276,500	334,213	277,582	33,560	
<u>ADMINISTRATION</u>						
ESG	9,242		14,500	23,742	10,345	13,397
SUBTOTAL, Administration.....	9,242	14,500	23,742	10,345	13,397	
TOTAL, ESG Funding.....	9,242	291,000	357,955	287,927	46,957	
HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS						
<u>HOUSING DEVELOPMENT</u>						
<i><u>Assisted Housing</u></i>						
Housing for People with HIV/AIDS:						
Rent, Mortgage, and Utility Assistance... HOPWA	123,657		683,105	806,762	721,954	84,808
Residential Support Services..... HOPWA	214,951		275,255	490,206	475,323	14,883
<i>Subtotal, Assisted Housing.....</i>	<i>338,608</i>	<i>958,360</i>	<i>1,296,968</i>	<i>1,197,277</i>	<i>99,691</i>	
SUBTOTAL, Housing.....	338,608	958,360	1,296,968	1,197,277	99,691	
<u>ADMINISTRATION</u>						
HOPWA	8		29,604	29,612	28,786	826
SUBTOTAL, Administration.....	8	29,604	29,612	28,786	826	
TOTAL, HOPWA Funding.....	338,616	987,964	1,326,580	1,226,063	100,517	

EMERGENCY SHELTERS GRANT (ESG) MATCHING FUNDS REPORT FY 2003-04

The Emergency Shelters Grant (ESG) Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources. For fiscal year 2003-2004, the City of Austin's preliminary ESG grant allocation is \$291,000. Thus, another \$291,000 will be needed from the subcontractors and the City for matching funds.

Any of the following may be included in calculating the matching funds requirement: 1) cash; 2) the value or fair rental value of any donated material or building; 3) the value of any lease on a building; 4) any salary paid to staff to carry out the program of the recipient; and 5) the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour.

In June 2001, the Austin/ Travis County Health and Human Services Department (HHSD) released a Request for Proposals (RFP) for ESG services. Awards were made in August 2001. Contracts began on October 1, 2001, and will end on September 30, 2002. The City exercised a contract renewal option and renewed the same ESG contracts for the period of October 1, 2002, through September 30, 2003. Each ESG contract has one one-year renewal option remaining

Each contract includes the requirement that subcontractors will provide a one-to-one match of the funds they receive from ESG. The City will match administrative costs using an in-kind match of salaries of City personnel who administer the grant.

Please see Table 1.9 for all ESG Match FY 2003-04 on the following page.

Table 1.9: ESG MATCH CONTRIBUTIONS 2003-2004

Total ESG Grant Award: \$291,000.00. Total ESG funds allocated FY03-04: \$291,000.00													
ESG-FUNDED CONTRACTOR	TOTAL ESG GRANT AWARD (10/1/03-9/30/04)	TOTAL MATCH FUNDS PLEDGED (10/03-09/30/04)	Staff Salaries	Volunteer@\$5 /hr	Cash Value of Leased Bldg	Other-Federal Grants	Cash Value of Donated Goods	Other-Operat. Costs	Monies from Fund Raising	City or County Funds	Private/Corporate Donations	Other Private Grants	TOTAL MATCH EXPENDED (10/1/03-09/30/04)
HHSD Grant Admin. (City of Austin)	\$14,500.00	\$14,500.00	\$18,496.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,496.45
Homeless Health Clinic (City of Austin)	\$36,456.00	\$36,456.00	\$36,456.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,456.00
Communicable Disease Unit (City of Austin)	\$22,156.00	\$22,156.00	\$25,479.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,479.40
Casa Marianella (Men's Shelter)	\$31,277.00	\$31,277.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$5,000.00	\$35,000.00
Casa Marianella--Posada Esperanza	\$6,220.00	\$6,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
Community Partnership for the Homeless	\$35,898.00	\$35,898.00	\$35,898.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,898.00
LifeWorks-Essential Svcs.	\$11,173.00	\$11,173.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,173.00	\$0.00	\$0.00	\$11,173.00
LifeWorks--Operations and Maintenance	\$26,074.00	\$26,074.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,074.00	\$0.00	\$0.00	\$26,074.00
Push-Up-Men's-O&M	\$17,360.00	\$17,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,206.08	\$0.00	\$0.00	\$18,206.08
Push-Up-Women and Children's-O&M	\$17,640.00	\$17,640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,793.92	\$0.00	\$0.00	\$16,793.92
SafePlace-Family Shelter-O&M	\$30,574.00	\$30,574.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,574.00	\$0.00	\$0.00	\$0.00	\$30,574.00
SafePlace-Women's Shelter-O&M	\$5,922.00	\$5,922.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,922.00	\$0.00	\$0.00	\$0.00	\$5,922.00
Texas RioGrande Legal Aid--Essential Svcs.	\$15,750.00	\$15,750.00	\$15,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,750.00
Texas RioGrande Legal Aid--Prevention Svcs.	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
TOTAL	\$291,000.00	\$291,000.00	\$152,079.85	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$56,496.00	\$72,247.00	\$10,000.00	\$5,000.00	\$305,822.85

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
TABLE 1.10: GENERAL FUND/LOCAL BUDGET/EXPENDITURES FY 2003-04

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
including Austin Housing Finance Corporation and Austin/Travis County Health & Human Services Department

	<u>Funding Source</u>	<u>FY 03/04 Actual</u> <u>CarryForward</u>	<u>Funding</u> <u>FY03/04</u>	<u>Total Amount</u> <u>Available FY03/04</u>	<u>Expenditures</u>	<u>Encumbrance</u>	<u>Estimated Carry</u> <u>Forward</u>
HOUSING DEVELOPMENT							
<i><u>Assisted Housing</u></i>							
Tenant-based rental assistance.....	HTF		150,000	150,000	147,639	2,361	0
<i>Subtotal, Assisted Housing.....</i>			<i>150,000</i>	<i>150,000</i>	<i>147,639</i>	<i>2,361</i>	<i>0</i>
<i><u>Rental Housing:</u></i>							
<i><u>Rental Development Services</u></i>							
Rental Hsg. Development Assistance.....	HTF	850,000	500,000	1,350,000	545,603	304,397	500,000
	CIP-GF	190		190			190
<i>Subtotal, Rental Housing.....</i>		<i>850,190</i>	<i>500,000</i>	<i>1,350,190</i>	<i>545,603</i>	<i>304,397</i>	<i>500,190</i>
<i><u>First-Time Homebuyer</u></i>							
<i><u>Homeownership Development</u></i>							
Acquisition & Development.....	HTF		100,000	100,000			100,000
	GF-CIP	1,440,794	740,000	2,180,794	1,867,656		313,138
<i>Subtotal, First-Time Homebuyer.....</i>		<i>1,440,794</i>	<i>840,000</i>	<i>2,280,794</i>	<i>1,867,656</i>		<i>413,138</i>
<i><u>Owner-Occupied Housing:</u></i>							
<i><u>Housing Rehabilitation Services</u></i>							
Materials Grants Program	HTF	37,626	50,000	87,626	25,515		62,111
Housing Rehabilitation Cahlleng Fund	HTF	300,000		300,000			300,000
<i>Subtotal, Owner-Occupied Housing.....</i>		<i>337,626</i>	<i>50,000</i>	<i>387,626</i>	<i>25,515</i>		<i>362,111</i>
<i><u>Holly Good Neighbor Program</u></i>							
Holly Good Neighbor Program	Austin Energy	201,947	425,000	626,947	204,724	30,000	392,223
<i>Subtotal, Holly Good Neighbor.....</i>		<i>201,947</i>	<i>425,000</i>	<i>626,947</i>	<i>204,724</i>	<i>30,000</i>	<i>392,223</i>
S.M.A.R.T. Housing							
S.M.A.R.T. Housing Review Teams	GF-CIP	290,758	500,000	790,758	361,090	44,000	385,668
<i>Subtotal, S.M.A.R.T Housing.....</i>		<i>290,758</i>	<i>500,000</i>	<i>790,758</i>	<i>361,090</i>	<i>44,000</i>	<i>385,668</i>
COMMUNITY DEVELOPMENT							
<i><u>Neighborhood Revitalization (Public Service)</u></i>							
Voluntary Compliance Agreement	GF		76,700	76,700	43,728		32,972
<i>Subtotal, Public Service.....</i>			<i>76,700</i>	<i>76,700</i>	<i>43,728</i>		<i>32,972</i>
ADMINISTRATION							
Administration	GF	1,001,106	1,013,730	2,014,836	1,501,283	88,774	424,779

CITY OF AUSTIN
CAPER FY 2003-04
LEVERAGING PUBLIC AND PRIVATE FUNDS

Federal Requirements: Progress in obtaining “other” public and private resources that address needs identified in the Consolidated Plan. The report discusses how Federal resources made available from HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.

Accomplishments/Status of Activity:

The City of Austin leveraged private resources through the following federally- funded programs in FY 2003-04: Down Payment Assistance, Acquisition and Development, and Rental Housing Development Assistance. In addition, all funds used to produce units for the Multi-Family Bond program were non-federal. The Summary of Leveraging table (Table 1.5-1) provides information on the amount leveraged by program and the total amount leveraged.

All recipients of Emergency Shelter Grant (ESG) funding were required to provide matching funds in an amount equal to their grant. Information on sources of match for ESG is provided in Table 1.9 ESG Match Contributions FY 2003-04 on page 1-27. Information on sources of match for the HOME grant is available on page 1-21.

Table 1.11 Leveraging Resources

Program	Fund Source	Leverage	Units Completed
Acquisition and Development	HOME/CDBG	\$ 1,833,265	28
Down Payment Assistance	HOME/CDBG	\$ 16,911,966	181
Rental Housing Dev. Assist.	HOME/CDBG	\$ 3,322,375	105
Total-Federal Funded		\$ 22,067,606	314

Rental Housing Dev. Assistance	HTF/CIP	\$ 2,882,177	37
Multi-Family Bonds		\$ 26,514,285	256
Single Family Bonds		\$ 9,414,502	82
Total-Non-Federal		\$ 38,810,964	375

City of Austin

CAPER FY 2003-04

Chapter 1: Expenditures and Accomplishments

Table 1.12: Reprogramming Table

SOURCES				USES			
<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	Amount	<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	Amount
Reprogramming of \$43,075 February 13, 2004 (internal transfer)							
First Time Homebuyer	Acquisition and Development	CDBG	43,075	Assisted Housing	Tenant Based Rental Assistance	HOME	43,075
Reprogramming of \$36,961 on July 21, 2004							
First Time Homebuyer	Acquisition and Development	HOME	36,961	Administration	Loan Servicing	HOME	36,961
Reprogramming of \$322,000 on June 29, 2004 (Approved as part of the 04-05 Consolidated Plan)							
Small Business Development	Neighborhood Commercial Mgmt	CDBG	322,000	Small Business Developme	Tenant Based Rental Assistance	CDBG	322,000
Reprogramming of \$155,000 on June 29, 2004 (Administratively per the Citizen Particiaption Plan)							
Small Business Development	Neighborhood Commercial Mgmt	CDBG	155,000	Public Facilities	Public Facilities	CDBG	155,000

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Table 1.13: SECTION 108 BUDGET/EXPENDITURES FY 2003-04

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

including Austin Housing Finance Corporation and Austin/Travis County Health & Human Services Department

	<u>Funding</u> <u>Source</u>	<u>FY 03/04</u> <u>Actual</u> <u>CarryForward</u>	<u>Funding</u> <u>FY03/04</u>	<u>Total</u> <u>Amount</u> <u>Available</u> <u>FY03/04</u>	<u>Expenditures</u>	<u>Encum- brance</u>	<u>Estimated</u> <u>Carry Forward</u>
<u>COMMUNITY DEVELOPMENT</u>							
<i><u>Small Business Development</u></i>							
Neighborhood Commercial Management	Section 108	0	2,000,000	2,000,000		0	2,000,000
<i>Subtotal, Public Service.....</i>		<i>0</i>	<i>2,000,000</i>	<i>2,000,000</i>	<i>0</i>	<i>0</i>	<i>2,000,000</i>
<i><u>Commercial Revitalization</u></i>							
East 11th and 12th Street Revitalization	Section 108	5,139,541	0	5,139,541	2,998,056	1,822,356	319,129
<i>Subtotal, Public Service.....</i>		<i>5,139,541</i>	<i>0</i>	<i>5,139,541</i>	<i>2,998,056</i>	<i>1,822,356</i>	<i>319,129</i>
<i><u>Public Facilities</u></i>							
Homeless Shelter	Section 108	2,759,059	0	2,759,059	1,807,933	63,735	887,391
<i>Subtotal, Public Service.....</i>		<i>2,759,059</i>	<i>0</i>	<i>2,759,059</i>	<i>1,807,933</i>	<i>63,735</i>	<i>887,391</i>
TOTAL LOCAL FUNDING		7,898,601 0	2,000,000 0	9,898,601 0	4,805,989 0	1,886,092 0	3,206,520

City of Austin

CAPER FY 2003-04

Chapter 1: FY 2003-04 Expendures and Accomplishments

Table 1.14: Section 108 Programs

PROJECT DESCRIPTION				CDBG \$					ELIGIBLE ACTIVITY	NATIONAL OBJECTIVE			JOBS				HOUSING			LMA	LMC	SBA	SBS
Grantee Name	ST	Project Number	Project Name	108 Loan Amount	EDI AMT	BEDI AMT	Other CDBG \$s	Total CDBG \$ Assistance	HUD Matrix Code for Eligible Activity	HUD N.O. Matrix Code	Indicate if N.O. Has Been Met Yet Y=Yes N= No	FTE Jobs Psd in 108 Appt.	Total Actual FTE Jobs Created	# Held by/Made Available to Low/ Mod	% Held by/ Made Available to Low/ Mod	Presumed Low/Mod Benefit (P) of Rev. Strategy Area (RSA)	Total Hsg Units Astd	# of Units Occ. by Low/ Mod Hshlds	% of Units Occ. by Low/ Mod Hshlds	Percent Low/ Mod in Service Area	Limited Clientele Y=Yes	Slum/ Blight Area Y=Yes	Slum/ Blight Spot Y=Yes
City of Austin	TX	BC-94-MC-48-0500-A	11th/12th Street Revitalization	\$ 9,035,000				\$ 9,035,000			No									Y		Y	
City of Austin	TX	B-01-MC-48-0500	Homeless Shelter	\$6,030,000	0	0	0	\$6,030,000	03C	LMC	No										Y		
City of Austin	TX	B-01-MC-48-0500A	NCMP	\$2,000,000	0	0	0	\$2,000,000	18c	LMJ	No												
City of Austin	TX	B-94-MC-48-0500	Millenium Youth Center	\$8,785,000	0	0	0	\$8,785,000	03F	LMA	Yes									78%			
TOTALS				\$ 25,850,000.00	\$ -	\$ -	\$ -	\$ 25,850,000.00															



OTHER ACTIONS

CITY OF AUSTIN
CAPER FY 2003-04
CHAPTER 1: OTHER ACTIONS

Federal Requirements: Federal regulations require that jurisdictions include in their annual plans discussion of how the community will use HUD grant funds in conjunction with other HUD monies and community resources to improve the lives of residents who earn low to moderate incomes. The Federal requirement leads each section in bold and italics; the descriptions that follow explain major initiatives underway or planned to begin in fiscal year 2003-04 to meet that directive. Other actions proposed in Consolidated Plan 2000-05,

- address obstacles to meeting underserved needs
- foster and maintain affordable housing
- overcome gaps in institutional structures and enhance coordination
- improve public housing and resident initiatives
- evaluate and reduce lead-based paint hazards
- ensure compliance with program and comprehensive planning requirements
- reduce the number of persons living below the poverty level

ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

- **Continuum of Housing Services**

In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a "stairway to self-sufficiency" serves as the foundation of an investment strategy for housing activities.

- **Renters' Rights Assistance/Fair Housing Counseling**

With the limited stock of affordable homes and apartments in Austin, the City continues its investment in the Austin Tenants' Council (ATC). ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. ATC provided services to 779 persons, with counseling services to 679 people and 100 tenant-landlord mediations between October 1, 2003 and September 30, 2004.

- **S.M.A.R.T. Housing™ Initiative**

An innovative policy adopted by the Austin City Council in April, 2000 encourages development of reasonably-priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Initiative ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably-Priced, and Transit-Oriented. The policy stipulates that all single-family units certified meet accessibility standards reflected in the City's Visitability Ordinance. All multi-family developments must comply with accessibility standards originally established in the Voluntary Compliance Agreement.¹ At least 25 percent of multi-family units must be adaptable and at least 10 percent must be accessible. Developments that meet these and other prerequisites are given expedited review under the City's development process and reductions/ exemptions for certain development and construction fees. S.M.A.R.T. Housing™ provides a vehicle to achieve neighborhood support for

¹ *The Voluntary Compliance Agreement (VCA)* created clearer minimum standards of accessibility for multifamily housing projects that either received federal assistance or were built since 1991. The VCA states that least 25 percent of the total units must be adaptable (including all ground-level units), 10 percent of total units must be accessible, and at least two percent of the units must be available to people who are visually or hearing impaired.

CITY OF AUSTIN
CAPER FY 2003-04
CHAPTER 1: OTHER ACTIONS

housing that serves low and moderate-income residents by requiring applicants to meet with affected neighborhood organizations prior to filing an application for a zoning change. The initiative has resulted in the construction of more than 4,000 new housing units over the past three years. Eighty-two percent of the units completed in 2003-04 were reasonably-priced, and all meet Green Building, accessibility/visitability, and transit-oriented standards. In FY 2003-04, there were 4,834 units certified and 1,612 units completed. All new single-family and duplex units are visitable. At least 10 percent of the multi-family units are accessible and at least 25 percent of the multi-family units are adaptable. All ground-level single-family, duplex, and triplex construction is required to be visitable.

- **Housing Opportunities for People with AIDS (HOPWA)**

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies explored transitional housing resources. HOPWA provider agencies now consistently refer to South Austin Marketplace, a transitional housing resource, who routinely accepts clients with criminal and eviction histories.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

- **S.M.A.R.T. Housing™ Initiative**

The Initiative provides incentives to for-profit and non-profit builders of single-family and multi-family developments who make a portion of their developments affordable to low- and moderate-income residents. In addition to creating new supply of housing, the policy incorporates Green Building standards to ensure utility demands of these new units are efficient. As part of the S.M.A.R.T. Housing™ Initiative, Austin City Council also adopted rehabilitation guidelines for single-family housing and review of regulatory obstacles to remove barriers to the repair and production of housing that meets the policy's "reasonably-priced" standard (serves a family at 80 percent MFI or below that spends no more than 30 percent of its gross income, including utilities, on housing).

- **Improve Existing Financing Mechanisms**

In 1999, a community report on affordable housing encouraged government officials to review current programs to improve their efficiency and effectiveness. The City of Austin through the Neighborhood Housing and Community Development Department (NHCD) and the Austin Housing Finance Corporation (AHFC) has responded by redesigning several programs to better serve Austin's housing needs, such as providing homebuyers an opportunity to defer payments on loans. This provides more accountability while providing benefits to homeowners. Programs have also been changed to provide more assistance to those low-income clients with greater financial needs.

- **Housing Bond Program: Single Family Mortgage Credit Certificates**

The Austin Housing Finance Corporation (AHFC) used its Single Family bond authority to establish a Mortgage Credit Certificate (MCC) program to make single family homes more affordable to low- and moderate-income households from 30% to 115% Median Family Income (MFI). MCCs increase a family's disposable income by reducing their federal income tax obligations. This tax savings makes it easier for families to qualify for loans and meet mortgage payment requirements. For FY 2003-04, AHFC continued issuing MCC's to assist first time homebuyers. For the fiscal year ended September 30, 2004, the Austin Housing Finance Corporation Single Family MCC program assisted 82 families in purchasing their first home. Of these, 71 families were assisted with the 2000 MCC program and 11 were assisted with the new 2004

CITY OF AUSTIN
CAPER FY 2003-04
CHAPTER 1: OTHER ACTIONS

program. The average mortgage under the 2000 program was \$114,811, with 68% of the homes purchased being existing homes and 32% being new S.M.A.R.T.-certified homes.

Under the new 2004 MCC program, the average mortgage was \$115,601 with 92% being on existing homes and 8% on newly constructed S.M.A.R.T. TM Housing certified homes. At the end of FY 2003-04, the program had 14 outstanding MCC commitments leaving 86.7% of the available credit authority for the 2004 MCC program uncommitted.

During fiscal year 2003-04, the Austin Housing Finance Corporation Multifamily Bond Program assisted 256 families with affordable rental units. All of the units were leased to families with incomes below 60% of MFI and leased at or below the Low Income Housing Tax Credit-prescribed rents for families with incomes below 50% of MFI. The Program refinanced one apartment complex but issued no new multifamily bonds for the year. With a carry-forward of 343 previously financed units the program assisted 256 families in securing an affordable newly constructed apartment leaving 87 completed but unoccupied units as work in process for 2004-05.

The total number of families assisted by the AHFC bond programs for the year including both single family and multifamily bond assisted was 338 families, or 96% of the 2003-04 goal.

- **Homeowner Rehabilitation Programs** The following programs assisted homeowners with rehabilitation of their homes in order to maintain the affordable housing stock in Austin.
 - **Architectural Barrier Removal Activity (owner)**
This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners to make their housing more accessible. During FY 2003-04, 464 households were served.
 - **Emergency Home Repair Activity**
This Program provides CDBG grant funding to make repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. During FY 2003-04, the program served a total of 541 households.
 - **Homeowner Rehabilitation Loan Activity**
This Program provides CDBG low interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. A total of eight (8) units were completed and conveyed to low- to moderate-income owners.

REMOVE BARRIERS TO AFFORDABLE HOUSING

- **Renters' Rights Assistance/Fair Housing Counseling**
The City continues to support the Austin Tenants' Council (ATC) through its public services program. ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. ATC provided services to 779 persons, with counseling services to 679 people and 100 tenant-landlord mediations between October 1, 2003 and September 30, 2004.
- **S.M.A.R.T. HousingTM Initiative**
For builders of single-family and multi-family developments who make a portion of their new homes or apartments affordable to working families, the S.M.A.R.T. HousingTM Initiative provides expedited review and inspection, including more rapid decisions on zoning change and zoning

variance requests. The policy included adoption of rehabilitation guidelines and review of regulatory obstacles to the repair and production of “reasonably-priced” housing.

- **Housing Opportunities for People with AIDS grant (HOPWA)**

The program provides housing assistance for income eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. The program requires that clients be receiving case management services in order to take part in the HOPWA program. By participating in case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers consistently play a key role in assisting clients to tap into other housing resources such as Section 8 housing.

- **Down Payment Assistance**

This activity provides HOME-sponsored deferred, zero-interest loans to low- and moderate-income homebuyers to assist with the down payment and closing costs of their home purchase. For Fiscal year 2003-2004, a total of 181 families were assisted. Households served were 2% percent extremely-low income, 27% percent to low income; and 71% percent low- to moderate- income. Due to recent availability of other down payment assistance programs and increasing interest rates, there was reduced demand for down payment assistance during FY 2003-04.

- **Home Rehabilitation Loan Program**

This Program provides CDBG low interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. This program includes lead based paint abatement. During Fiscal year 2003-04, a total of eight (8) units were completed and conveyed to low- to moderate-income-eligible owners.

- **Architectural Barrier Removal**

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. For Fiscal year 2003-2004, a total of 464 families were assisted. Households served were 71 percent extremely- low income, 15 percent to low income; and 14 percent low- to moderate- income. The establishment of a comprehensive procurement process, the City’s employment freeze, changes in process and procedures, and the requirement to income-qualify all applicants had an impact in reaching the annual goal

EVALUATE AND REDUCE LEAD-BASED PAINT HAZARDS

- **Consolidated Plan 2000-05 Goals:**

- Conduct research and cost/benefit analyses on the effects of the lead-based paint rule change on housing repair and rehabilitation activities.
- Implement program modifications and change projected production goals and cost estimates as needed.
- Pursue HUD funding to subsidize the implementation of these regulations.
- Implement a lead hazard control program provided grant funds are awarded by HUD.

NHCD has been awarded \$1,851,741 by the U.S. Department of Housing and Urban Development (HUD) under the Healthy Homes and Lead Hazard Control Program. The objective of the project is to develop a citywide, lead-based paint awareness and mitigation program using the Lead Hazard Control Grant for homes built prior to 1978. The program will serve families at all income levels. As of August 2004, the City of Austin conducted 51 abatements, completing and clearing these units for low income households. The City's Lead Hazard Control program will continue operations into FY 2005-06.

REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

- **Economic Development.** The City of Austin continues to provide operating assistance to organizations serving small minority businesses. Their primary goal is to create and retain jobs for low- and moderate- income residents.
- **Child Care Services.** This activity increases the supply and quality of childcare in Austin for low-income residents. It provides childcare vouchers for homeless and near-homeless families, vouchers for clients enrolled in self-sufficiency programs, and childcare slots for teenage parents and low-income working families. The program also trains childcare providers who serve low-income residents to improve the quality of their services.
- **Housing Activities.** A variety of housing activities operated by the City are designed to reduce the number of families in poverty (see Chapter 2). The Tenant Based Rental Assistance Project, for example, provides temporary rental assistance to very low- income residents who would otherwise be homeless as they move to self-sufficiency.

OVERCOME GAPS IN INSTITUTIONAL STRUCTURES AND ENHANCE COORDINATION.

- NHCD administers all community and economic development, public service, and public facilities programs. The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental housing; housing for homeownership; and housing rehabilitation of owner-occupied homes; in addition to the Tenant-Based Rental Assistance Program, and numerous non-federally funded housing programs. Homeless and Emergency Shelter services are provided through Austin/Travis County Health and Human Services Department (HHSD) using Emergency Shelter Grant (ESG) funds. These programs serve hundreds of people with dire housing needs. HHSD also provides operational support to homeless service providers and offers support services to Austin residents who are living with HIV/AIDS and their families.
- **Continuum of Housing Services:** In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Neighborhood Housing and Community Development Department uses this framework to assess housing needs and designs programs to address gaps or complement private and nonprofit sector activities. Coordination of services between these "stair steps" is critical to the overall goal of moving residents to self-sufficiency.
- **Community Action Network (CAN):** CAN, a public/private partnership of 14 major community organizations interested in the social well-being of Austin and Travis County has identified 12 urgent issue areas covering the range of human needs- from housing and health, to public safety and workforce development. CAN works to achieve sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources.² The Neighborhood Housing and Community Development Department works closely with CAN, including attending monthly meetings and producing reports to coordinate housing and community development activities. NHCD's Director has been serving on CAN's Administrative Team since 2001.

² Retrieved from CAN's website, caction.org, on April 17, 2002.

- **Coordination with Public Housing Authorities:** Regular contact and collaboration with local PHA officials ensure that the City housing programs are linked to the needs of public housing residents. Neighborhood Housing and Community Development Department contracts with the Housing Authority of the City of Austin for the Tenant Based Rental Assistance through the Passages Program referrals.
- **Community Housing Development Organizations:** The Community Housing Development Organizations (CHDO) are nonprofit housing developers which construct low-income housing. At the close of FY 2003-04, CHDOs had completed and conveyed 11 new single-family homes to income-eligible buyers.

FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

- Public housing in the Austin area is provided by the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). Both HACA and HATC share updates on their progress at regular contact and meetings with City officials.
- **Housing Authority of the City of Austin**
Through a series of meetings held at the public housing developments and the distribution of surveys, HACA gathers resident input and incorporates the ideas/suggestions made by the residents into the grant applications for capital improvements and resident initiatives. HACA utilizes the Citywide Advisory Board for additional feedback and as another means to inform the residents of any changes in policies and/or improvements to be made at the properties. A public hearing is also held annually to discuss the agency's Annual and Five-Year plans.

HACA has received the following in new allocations and grants:

- \$2,912,800 from the United States Department of Housing and Urban Development (HUD) for the Capital Fund Program
- \$580,750 awarded to the City of Austin for Tenant Based Rental Assistance (grant period of Oct 1, 2003 - Sept 30, 2004)
- \$740,880 from HUD for Shelter Plus Care Program (5 Year Grant: April 1, 2004 - March 31, 2009)
- 320,712 from HUD for Shelter Plus Care Renewal (April 1, 2004 - March 31, 2005)
- \$45,924 from HUD for Resident Opportunity Self-Sufficiency Coordinator

A total of 5 graduates of HACA's Family Self-Sufficiency program have vacated their units, leaving these units available to other families. HACA implemented a homeownership program on July 1, 2004. One public housing resident has closed on a home and eleven tenants are currently receiving homeownership counseling.

End of the year report:

HACA gathers the input and ideas on capital improvements and resident initiatives through an annual series of meetings with the Public Housing Resident Councils and the Citywide Advisory Board. Additionally, surveys are distributed to all public housing residents to address any concerns/needs of the properties. This information is incorporated, where appropriate, into HACA's annual plan. A total of five graduates of HACA's Family Self-Sufficiency program became economically self-sufficient and are no longer reliant upon subsidized housing. No substantial deviations were submitted to HUD for FY 2001, 2002, or 2003 Capital Fund Programs.

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**Table 1.15: HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROGRESS REPORT ON FY 2002 CFP WORK ITEMS (as of 10/22/04)**

HUD I.D. #	DEVELOPMENT/WORK ITEMS	# of UNITS	STATUS
TX1-01	CHALMERS COURTS	158	
	Benches and Refuse Cans		Complete
	Interior Renovations (Phase II)		Complete
TX1-02	ROSEWOOD COURTS	123	
	Common Area Improvements		Complete
	Interior Renovations (Phase II)		Complete
TX1-03	SANTA RITA COURTS	97	
	Exterior Paint & Water Heater Closets/Door		Complete
	Interior Renovations (Phase I)		Complete
	Replace Water Heaters		Complete
TX1-04	MEADOWBROOK	144	
	Exterior Repairs/Paint & Entry Mods		Complete
	De-Master Property		Complete
TX1-05	BOOKER T. WASHINGTON	216	
	Roofing Replacements (Phase I)		Complete
	Erosion/Drainage Improvements (Phase II)		Complete
TX1-07	LAKESIDE	164	
	Paint Interior Walls/Shower Repairs		Complete
	Community Center Upgrades		Complete
	Power Wash & Clean Exterior		In-Progress
TX1-08	SALINA COURT	32	
	Interior Renovations (Phase II)		Complete
TX1-09	GASTON PLACE	100	
	Interior Renovations (Phase II)		In-Progress
TX1-10	BOULDIN OAKS	144	
TX1-11	THURMOND HEIGHTS	144	
	Siding Repairs & Exterior Paint (Phase II)		Complete
	Office Renovations		Complete
TX1-12	GEORGIAN MANOR	94	
	Mechanical Closet Code Upgrades		Complete
	Fencing		Complete
TX1-13	GOODRICH PLACE	40	
TX1-15	NORTH LOOP	130	

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	Ventilation Improvements		Complete
	Security Card Access		Complete
TX1-16	NORTHGATE	50	
	Replace Water Heaters		In-Progress
	Drainage Improvements, Guttering		Complete
TX1-17	SHADOWBEND	50	
	Exterior Repair & Paint		Complete
TX1-18	MANCHACA II	33	
	Drainage Improvements, Guttering		Complete
TX1-19	MANCHACA VILLAGE	33	
	Playground Improvements		Complete
	Landscaping, Drainage, Guttering		Complete
TX1-20	RIO LADO	90	
	Drainage Improvements		In-Progress
	Foundations, Sidewalks, Stair Repairs		In-Progress
TX1-22	CORONADO HILLS	48	
	Exterior Repairs & Painting		Complete
	Playground Improvements		Complete
TX1-27	SCATTERED SITES	22	
	Fencing		Complete
	Exterior Paint		Complete

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**Table 1.16: HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROGRESS REPORT ON FY 2003 CFP WORK ITEMS (as of 10/22/04)**

HUD I.D. #	DEVELOPMENT/WORK ITEMS	# of UNITS	STATUS
TX1-01	CHALMERS COURTS	158	
	Interior Renovations (Phase III)		Complete
	Add Water Connections		In-Design
TX1-02	ROSEWOOD COURTS	123	
	Roof Replacements		Complete
	Common Area Improvements at Court/Walkways		Complete
TX1-03	SANTA RITA COURTS	97	
	Roof Replacements		Complete
	Playground Upgrades		Complete
	Parking & Drive Improvements		In-Design
TX1-04	MEADOWBROOK	144	
	Interior Renovations (Kitchen & Baths) Phase I		In-Progress
TX1-05	BOOKER T. WASHINGTON	216	
	Roofing Replacements (Phase II)		In-Progress
TX1-07	LAKESIDE	164	
	Interior Renovations (Kitchen & Baths) Phase I		In-Progress
	Non Slip Surfacing of Building Apron		In-Progress
TX1-08	SALINA COURT	32	
	Interior Renovations (Phase III)		In-Progress
	Landscaping & Grounds Improvements		In-Progress
TX1-09	GASTON PLACE	100	
	HVAC Replacements		Complete
TX1-10	BOULDIN OAKS	144	
	Bath and Sink Faucet Replacements		In-Progress
TX1-11	THURMOND HEIGHTS	144	
	Foundation Repairs		In-Design
	Electrical Upgrades		In-Design
TX1-12	GEORGIAN MANOR	94	
	Guttering & Drainage		In-Design
	Locate/Repair/Replace Water Cutoffs		In-Design
TX1-13	GOODRICH PLACE	40	
	Parking & Drive Improvements		Complete

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TX1-15	NORTH LOOP	130	
	Carpet Replacements		In-Progress
TX1-16	NORTHGATE	50	
	Erosion & Drainage Improvements		Complete
TX1-17	SHADOWBEND	50	
TX1-18	MANCHACA II	33	
TX1-19	MANCHACA VILLAGE	33	
	Fencing		In-Design
	Retaining Walls		Complete
TX1-20	RIO LADO	90	
	Interior Renovations (Kitchens& Baths) Phase I		In-Design
TX1-22	CORONADO HILLS	48	
	Interior Renovations (Kitchens& Baths) Phase I		In-Design
TX1-27	SCATTERED SITES	22	
	Interior Repairs		In-Design
	Fencing Repairs		In-Design
	Exterior Paint		In-Design



SELF EVALUATION

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SELF-EVALUATION for FY 2003-04

The City of Austin annually assesses its progress in meeting the goals of the five-year Consolidated Plan through the development of the annual CAPER. The CAPER provides the best opportunity for the City to evaluate the performances of its programs and whether adjustments to current programs, activities, measurements or five-year goals are needed.

FY 2003-04 was a transitional year for the City's primary reporting indicators in the federally- assisted programs. The true impact of the City programs could not be accurately reflected only in the number of housing units produced or the number of jobs created. The true impact of the programs is reflected in how the City is annually meeting the main national program objective, otherwise known as benefit to low-moderate income households. Housing units produced or jobs created are merely indicators of how low-moderate income households were served. As a result, the City decided to modify its primary performance measure to low-moderate households served. Even though the City continues to track sub-measures such as housing units produced and jobs created and retained, the FY 2003-04 CAPER makes the first attempt in transitioning to this primary performance measure. The annual performance goal is 30,450 eligible households. Overall performance will be measured by program category against this production goal.

During FY 2003-04, the City did go through the public participation process and amend priority considerations in its Consolidated Plan. As a result, all activities funded during the year were identified as "high priority". This is consistent with the City's intent to continue to concentrate limited funding to high priority activities in the Austin community.

The following represents an evaluation of the progress made during FY 2003-04 in meeting five-year planning goals, as well as identifying issues that may require modifications to City planning goals.

ADMINISTRATIVE PROGRESS

Business Planning/Consolidated Planning/Budget Process Coordination: The City continues to improve its reporting to HUD, local officials and the public and strives to increase public participation in its planning processes. Key reports for FY 2003-04 – the NHCD Business Plan, City of Austin Action Plan, City of Austin Annual Budget, and this CAPER -- reflect all funding sources consistent with goals and priorities. This effort allows the Austin community to have complete information about the resources being directed to meeting the needs of low and moderate-income residents.

Integrated Disbursement and Information System: Based on cleanup efforts in FY 2002-03, the City refined its reporting and tracking information through HUD's Integrated Disbursement and Information System (IDIS). This system provides HUD with detailed information on the City's performance including information regarding homes built, jobs created, and funds spent. However, the IDIS system does not adequately meet or address other required reporting tracking functions. As a result, the City created and refined during FY 2003-04 locally developed systems, such as the Access and Oracle databases, to assist the

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City in interfacing IDIS information for purposes of local financial and business planning purposes. This has increased local reporting accuracy. It is anticipated that further improvements to these systems will be conducted during the next fiscal year.

Expenditure and Timeliness Ratio Information: The City of Austin met all obligation and spending requirements for federal grant funds in FY 2003-04. The City continues to expedite draw down of funds from the federal treasury, limit projects to the amount of funding that could be expensed during the fiscal year and utilizing mid year reprogramming of federal funds to projects in need of immediate funding. The current system assures that federal expenditure and timeliness requirements are adequately met each year.

PROGRAMMATIC PROGRESS

Affordable Housing

Creating and retaining affordable housing opportunities remains the critical need of Austin's low and moderate-income residents. The City of Austin continues to invest City General Fund dollars to supplement the resources provided by HUD through the City's Housing Trust Fund and S.M.A.R.T.™ Housing Capital Improvement Funds. The Austin Housing Finance Corporation (AHFC) continues as the lead for housing production for the City of Austin and operates programs that impact the supply of affordable housing and assist low-moderate income clients. An annual housing production goal was set of 9,350 low to moderate households (HH) to be served. During FY 2003-04, total housing production assisted 7,168 low to moderate-income households (HH) using all sources of funds, including federal and non-federal.

Assessment

Based on the annual housing goal of 9,350 HH, the performance accomplishment of 7,168 represents a 77% goal accomplishment rate. Although the City did not fully meet the annual performance housing goal, several factors affected the lower performance accomplishments during the year. Rising land costs significantly reduced available funding, increased subsidies to serve lower income households reduced fund availability and high costs for owner occupied rehabilitation have contributed to funding availability. In addition, funding was not realized in housing units that were completed for sale to first time homebuyers, but remained unsold at the end of the fiscal year. Sale proceeds for these units will not be generated and therefore, not available, until next year.

It has been noted that many more low- to moderate- income households were provided affordable housing services beyond the unit production during the year. Rental housing projects serving many different low- to moderate- income households with long-term affordability requirements are not reflected. Section 8 and TBRA low- to moderate- income households are not reflected in the annual production numbers as well. If the City were to count these long term assistance performance numbers, the annual housing goal would have been realized by the City.

Rental housing, owner occupied rehabilitation, transitional, assisted and home buyer housing activities represent the largest commitment of funds and resources of any activity by the

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City. It is consistent with the City's identified highest priority, affordable housing. The City will continue to explore new ways to offset the increased costs of affordable housing development through involvement with private sector lenders, developers, and non profit organizations.

Economic Development

By federal definition, economic development activities are designed to facilitate the creation and retention of jobs for low to moderate income persons, thus benefiting the household as well. This is accomplished by providing loans and technical assistance and other services to local small- and minority- owned businesses. The City programs designed to accomplishing this include: the Business Assistance Center, the Micro-enterprise Technical Assistance Project, Small/Minority Business Assistance Project, and the Neighborhood Commercial Management Program.

In FY 2003-04, these programs collectively achieved or exceeded annual goals, providing technical assistance to businesses and created/retained jobs serving 251 low and moderate-income households. This represented an increase of low to moderate income households served from the previous year of 65%.

Assessment

The City exceeded its economic development goal of 100 households by 151 households. The City of Austin continues to be committed to the goal of increasing job opportunities in the community. It is recognized that as the national and local economy stabilizes, job creation opportunities will also increase. Together, these short- and long- term plans will help develop and strengthen Austin's minority business community; stimulate the growth of better-paying jobs for minority and low-income residents, and improve the links between these communities and Austin's growing economic engine.

The sluggish national and local economy, reduction in the availability of necessary capital investments, and the net loss of staffing positions by the private sector due to down sizing efforts will play a significant role in affecting the City's efforts in its 5 year job creation goals.

Revitalization of the East 11th/12th Street Corridor

In FY 2003-04, the revitalization efforts for the 11th/12th Street corridor continues to represent a significant financial investment by the City. This multi-year revitalization investment strategy is projected to generate long-term economic and social improvements well beyond the physical changes that will occur in the area. Revitalization efforts along the East 11th and 12th Street Corridor began in 2000 through the Austin Revitalization Authority. The renovation of one historic structure was completed and two others were in various stages of development.

During FY 03-04, physical improvements were either completed or under construction as a result of the on going redevelopment activities. Construction was completed on 57,000 square feet of office/retail (Eleven East) space in the 1000 block of East 11th Street. The City of Austin and Wells Fargo Bank have leased space in the facility. Real property

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continues to be acquired by the Urban Renewal Agency in order to facilitate the master development plan for the area. The City implemented a facade restoration program in the latter part of FY 03-04 for area businesses to compliment the other continuing revitalization efforts.

Assessment

The financial investment made by the City in the 11th/12th Street corridor are now beginning to be judged in tangible results. The City considers the project in line with projected accomplishments, schedules and timeframes for redevelopment activities and does not currently anticipate any significant changes in its support of the revitalization efforts for this project.

Public Services

The City continues to allocate the maximum amount allowed under the CDBG regulations (15% of the total CDBG allocation any one year) to fund local social service programs. These programs provide an array of services that further support goals of furthering housing and social services activities for low and moderate-income residents. In FY 03-04, public service funds were provided to support childcare for working families and elderly services. Neighborhood and youth programs, tenant counseling and adult education were funded to improve the lives of adults and children in Austin's priority areas.

In FY 03-04, more than 16,000 low to moderate-income households benefited, primarily from the Housing and Information Referral Service (HIRS) program. About 395 low and moderate-income households were provided subsidized child-care services through programs offered by the City. This continues to be a critical need of the Austin community. 8,972 households were served by the Neighborhood Support Program, exceeding the annual 3,000 household goal.

Assessment

All public services activities exceeded proposed performance goals for FY 03-04. The increases in the number of households served in the public services category can be attributed to the City's on-going efforts to increase efficiency and measure cost/benefit performance. The City considers public services programming as one of the most cost efficient activities to provide services to low- to moderate- income households.

However, the City anticipates that the demand for social services in the community will increase. Since current CDBG funding is allocated at the maximum amount allowed, the City will need to continue to critically re-evaluate each program currently receiving funding to ensure that each program is providing the greatest amount of service for the least amount of cost. Increased program efficiency will be stressed during the next fiscal year.

Public Facilities

In FY 2003-04, several major projects using CDBG public facility funds were completed. Construction was completed on the permanent downtown homeless shelter called the Austin Resource Center for the Homeless (ARCH). The ARCH opened on April 5, 2004

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and has served 1,356 homeless persons through the end of the fiscal year. The Community Development Planning Agency completed construction activities to support the new community center that will provide meals to the elderly and a youth mentoring program.

Assessment

The City will continue with completing several public facility projects. However, it is anticipated that public facility projects will no longer be considered a high priority by the City. During the 5-year Consolidated Planning process conducted during the last year, public facilities was identified only as a medium priority. As a result, it is anticipated that the City will limit and restrict CDBG funds to only high priority activities during the next 5-year period. Although this may not totally exclude consideration of requests for public facility funds, requests will be required to demonstrate a much higher level of need and financial support from other sources than what was required in previous years.

Non Federal Housing

The S.M.A.R.T. Housing™ Program has continued to exceed expectations. The City of Austin estimated that 3,000 single-family or multi-family units would be certified for zoning, subdivision, site plan, or building-permit review in FY 2003-04. The City certified 4,834 new housing units as meeting S.M.A.R.T. Housing™ criteria at the pre-submittal stage during FY 03-04. Of the units certified, S.M.A.R.T. Housing™ completed 1,612 housing units.

Assessment

S.M.A.R.T. Housing™ acts as a local complement to the City's federally assisted affordable housing projects. S.M.A.R.T. Housing™ increased the number of units certified from the previous year by 85%. The number of S.M.A.R.T. Housing™ completed units increased by 16% from the previous year. These are indicators of the demand of S.M.A.R.T. Housing™ benefits and the likelihood that demand will continue to increase during the next few years. The City recognizes that private sector involvement is needed in helping to address the local demand for affordable housing. The S.M.A.R.T. Housing™ program will continue to be an incentive for the private sector to help address the demand for more affordable housing.

OVERALL PROGRESS SUMMARY

The City of Austin believes that its strategy for housing and community development is operating at a satisfactory pace. Affordable housing continues to be the highest priority for the City. Job creation and neighborhood revitalization will continue to be supported by the City as important economic development activities. The City's overall goal for FY 2003-04 of 30,450 total households being served was exceeded by 6,215 households.

The City transitioned to an improved performance measurement for affordable housing and community development activities by using number of households served as the primary measurement. This was to correct the under reporting of low- to moderate- income households receiving affordable housing and community development services. As a result, the City believes the 7,302 households served in housing related programs and 29,363 households served through economic and community development activities during FY

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2003-04 represents a more accurate reflection of the impact of the City assisted housing and community development programs.

However, it is anticipated that the City will continue to encounter significant financial constraints in the allocation of available federal funding during the next few years. Required debt service payments for Section 108 loans will reduce fund availability. Anticipated labor and material costs will effect potential housing unit production. Of critical importance to the City's affordable housing efforts is land availability. The City will be required to allocate sufficient funds in acquiring property and making it ready for housing development if it is to increase affordable housing opportunities to low- to moderate- income households. Locally funded initiatives like the Housing Trust Fund and S.M.A.R.T. Housing™ will continue to compliment the City's efforts in affordable housing production. Leveraging of non-federal funding sources for proposed projects will be given higher weight by the City in considering future requests for funding.

The City will continue to work to improve its programs and partnerships in order to help meet the needs of Austin's low- to moderate- income residents. The City continues to seek out new and existing fund sources that will help complement the City's affordable housing strategy. The City will annually re-evaluate its activities and programs in order to improve efficiency and effectiveness in addressing its stated 5-year priorities.

DEVELOPMENT OF LOCAL PERFORMANCE MEASUREMENT SYSTEM

In accordance with CPD Notice 03 - 09, HUD is requiring the City of Austin to address its plans to develop and implement a performance measuring system (PMS) as part of the self-evaluation for FY 2004-05. Performance measurement is an organized process for gathering information to determine how well programs and projects are meeting needs and then using that information to improve performance and better target resources. The City has identified specific outcome measures in the FY 2004-05 Action Plan. The results will be reported in the FY 2004-05 CAPER Report.



CERTIFICATIONS AND REPORTS BY FUNDING SOURCES

COMMUNITY DEVELOPMENT BLOCK GRANT CERTIFICATIONS

Federal Requirement: Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction. To the extent that these points are covered in other parts of the performance report, appropriate cross-reference will suffice.

Accomplishments/Status of Activity:

- (1) The City of Austin pursued all resources that it indicated it would pursue.
- (2) The City of Austin provided requested certifications of consistency for HUD programs in a fair and impartial manner.
- (3) This CAPER clearly shows that the City of Austin did not hinder the implementation of the FY 2000-2005 Consolidated Plan either by action or willful inaction.

CDBG NATIONAL OBJECTIVES

Federal Requirement: If grantee funds are not used exclusively for the three national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

All CDBG funds allocated by the City were used for meeting one of the three national objectives: serving low-to moderate-income persons. The Neighborhood Housing and Community Development Department complied with the overall benefit certification.

DISPLACEMENT / RELOCATION ACTIONS

Federal Requirement: If any activities specified for the program year involve acquisition, rehabilitation, or demolition of occupied real property, a narrative must be submitted that identifies the activities and that describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities, (2) steps taken to identify those households, businesses, farms or nonprofit organizations who occupy the site of a CDBG-assisted project subject to the requirements of the Uniform Relocation Act or Section 104(d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences, and (3) a description of steps taken to

ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Neighborhood Housing and Community Development administers programs that involve acquisition, rehabilitation, or demolition of real property. However, with the exception of the East 11th and 12th Street Revitalization programs, which is a designated State Urban Renewal Area, no programs displaced or relocated clients and each program worked with clients to minimize disruption. In FY 2003-04 there were no displacements or relocations. All programs adhere to the certifications listed in the Demographic Report of the Action Plan 2003-04, and all applicable state and federal regulations dealing with displacement and relocation.

JOBS AVAILABLE TO LOW- OR MODERATE- INCOME PERSONS

Federal Requirement: If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate- income persons, but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons, and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

The City of Austin provided economic development incentives using CDBG funds to help increase job opportunities to low- to moderate- income persons. As a condition to receiving financial assistance, businesses agreed to provide a specific number of jobs, of which,

1. All jobs must be offered to low- to moderate- income persons and;
2. If not taken, the majority of created jobs must be filled by low- to moderate-income persons.

During FY 2003-2004, the City achieved both programming goals, despite slowing economic conditions. During FY 2003-2004, the City achieved both programming goals, despite slowing economic conditions. Of the job opportunities offered, 66% were taken by low- to moderate- income persons. This exceeds the minimum CDBG standard of fifty-one percent (51%) low- to moderate- job placement. If special skills were needed, businesses agreed to provide substantial training or education beyond high school and were not considered a pre-requisite to fill such jobs.

SERVICE TO LIMITED CLIENTELE

Federal Requirement: If the grantee undertook an activity during the program year which served a limited clientele not falling within one of the categories of presumed limited clientele low- to moderate-income benefit, then the grantee must provide a narrative description as to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

The City of Austin did provide services to eligible clients beyond clients presumed to be low- to moderate- income. The City provided services to other low- to moderate- income households under the following conditions:

- The activity benefits were made available to all residents in a particular residential area where at least fifty-one percent (51%) of the residents were low- and moderate-income. The location and nature of service area was shown through available census data that the majority of households in the area were of low- and moderate- income.
- The activity benefits were made available to all eligible clients supported by specific information on family size and income so it is evident that at least fifty-one percent (51%) of the clientele served were households whose income does not exceed eighty percent (80%) of the MFI for the Austin area.
- The activity benefits were made available to all clients because the activity was of a nature and/or in a location that it could be concluded that the activity's clientele would be primarily low- to moderate- income. Since all income eligible housing programs are administered through the City's Neighborhood Housing and Community Development Department, it can be concluded that available information provided upon request on affordable housing opportunities in Austin would naturally attract clientele, the majority of which have incomes no greater than 80 percent of the median family income for the Austin area.

CDBG PROGRAM INCOME

Federal Requirement: If activities were undertaken during the program year that generated program income or revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum draw-down payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 7610.2 REV-2 pages 3-8 and 3-9, and exhibit 3b.

CDBG Program Income for FY 2003-04 was \$1,146,140.96 with \$130,000 in Revolving Loan. Twenty percent (20%) of the program income generated from these programs was used for program administration.

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
CDBG****Table 1.17: CDBG Program Income FY 2003-04**

CDBG Program Income	
Program Income receipted by the PJ (City of Austin Neighborhood Housing and Community Development), but returned by the subrecipient, Austin Housing Finance Corporation	\$ 546,374.74
Rental Housing Development Assistance	\$ 58,426.43
Anderson Hill	\$ 175,885.00
Homeowner Rehabilitation Loan Program	\$ 34,230.90
Neighborhood Commercial Management	\$ 245,349.44
East 11th/12th Street Revitalization	\$ 27,474.34
Public Facilities	\$ 155,000.00
Homeless Shelter	\$ 55,999.97
Business Assistance Center	\$ 332,000.00
Program Administration	\$ 61,774.88
TOTAL:	\$1,692,515.70

REHABILITATION PROGRAMS

Federal Requirement: For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funds involved in the program, and other private funds involved in the project.

Rehabilitation activities funded with CDBG funds are described in Section 2 under Owner-Occupied.

NEIGHBORHOOD REVITALIZATION STRATEGIES

Federal Requirement: All grantees that had HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.

The City of Austin has no HUD-approved neighborhood revitalization strategies. NHCD has numerous Neighborhood Revitalization programs, and is working to develop a strategy.

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
HOME**

HOME PARTNERSHIPS CERTIFICATIONS**HOME PROGRAM INCOME**

Federal Requirement: Program Income is income received by a PJ, state recipient, or sub-recipient directly generated from the use of HOME funds or matching contribution. Program income includes, but is not limited to: proceeds from the sale or long-term lease of real property acquired, rehabilitated or constructed with HOME funds or matching contributions; income from the use or rental of real property; payment of principal and interest on loans made with HOME or matching funds, and proceeds from the sale of loans or obligations secured by loans made with HOME or matching contributions; interest on program income and any other interest or return on the investment of HOME and matching funds.

In fiscal year 2003-04, program income in the amount of \$275,129.67 was collected. Ten percent of the program income generated from these programs was used for program administration.

Table 1.18: HOME Program Income

HOME Program Income	
Program Income receipted by the PJ (City of Austin Neighborhood Housing and Community Development), but returned by the subrecipient, Austin Housing Finance Corporation	\$ 833,355.64
Anderson Hill	\$ 66,615.00
Downpayment Assistance	\$ 79,366.33
Program Administration	\$ 8,818.48
TOTAL:	\$ 988,155.45

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
HOME**

OTHER HOME REPORTING REQUIREMENTS

Federal Requirement: HOME PJ's should submit Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

**Table 1.19: Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)
HUD Form 40107 Part III**

Minority Business Enterprises (MBE)

	a. Total	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
A. Contracts:						
1. Number	4					4
2. Dollar Amount	\$4,921,930					\$ 4,921,930
B. Sub-Contracts:						
1. Number	6				6	
2. Dollar Amount	\$ 497,525				\$ 497,525	

Women Business Enterprises (WBE)

	a. Total	b. Women Business Enterprises (WBE)	c. Male
C. Contracts:			
1. Number			
2. Dollar Amount			
D. Sub-Contracts:			
1. Number	2	2	
2. Dollar Amount	\$ 3,200	\$ 3,200	

**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
HOME**

Federal Requirements: The results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the City of Austin's affirmative marketing actions and outreach to minority and women-owned businesses.

On-Site Inspections:

The City of Austin has continued its enforcement efforts since the Voluntary Compliance Agreement expired. The original Voluntary Compliance Agreement required at least four (4) inspections or plan reviews per year over a five (5)-year period (a minimum of 20 reviews or inspections). Most of the owners of multi-family development initiated prior to the Voluntary Compliance Agreement are not the current owners and managers of the multi-family site. Lower occupancy rates, decreased rental revenue, and claims against the original owners and design team are having an impact on the pace at which some owners are completing accessibility repairs. When an owner fails to submit an acceptable compliance plan or fails to complete accessibility repairs in a timely manner, the case will be referred to the City Attorney for appropriate action.

- The City of Austin has performed accessibility reviews and/or inspections at 75 separate multi-family developments over the past six years. Following are the results:
 - 17 sites were subject to Section 504 standards
 - 43 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
 - Three sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
 - Four sites will receive plan review services only since no federal funding or S.M.A.R.T. Housing™ assistance will be provided.

This means that 50 of the 75 sites are in compliance at the end of fiscal year 2003-2004. Only two sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002.

Affirmative Marketing Actions: The City's efforts toward affirmative marketing in its housing programs are aimed at ensuring that eligible participants have ample access and opportunity for programs using federal funds. These efforts include marketing events through all media outlets, homebuyer fairs, community meetings, and subcontractor requirements. In addition, staff hosted several events to promote housing assistance programs available for eligible participants. New home sale guidelines have been adopted to market to residences in low to moderate income neighborhoods.

The department also provided the following outreach:

- Homebuyer Fair, July 31, 2004--Promoted the department and housing programs.
- National Association Hispanic Real Estate Professionals Homebuyer Fair, September 11, 2004--Promoted all housing programs.
- East End Soul Fest, September 18, 2004--Promoted all housing and community development programs.
- NeighborFest, May 15, 2004--Promoted the department and housing and community development programs.

Outreach to Minority and Women-Owned Businesses: Contractors providing construction-related services were utilized by AHFC's homeownership and rental development programs. AHFC solicited minority and women-owned businesses through advertisement and through letters mailed to the Hispanic Contractors Association, the Black Contractors Association, and Women in Construction. All AHFC contracts requiring construction include goals for minority and women-owned businesses. Provisions require good faith effort in achieving these goals, calculating contractor participation, and substituting contractors. Included in these provisions are the requirement to solicit through available means services from organizations who have the capability to perform the work of the contract; to provide interested contractors with adequate information about plans, specifications, and requirements of the contract in a timely manner allowing opportunity to respond to solicitations; and, negotiating in good faith with these respective contractors.

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
ESG**

EMERGENCY SHELTER GRANTS**Fiscal Year 2003-04 (2003-2005 ESG Allocation)**

The City of Austin's Emergency Shelter Grant (ESG) Program is one part of a variety of homeless programs serving the Austin area. See also the Continuum of Care chapter.

In FY 2003-04, the ESG program provided 3039 unduplicated individuals with ESG-eligible services. The goal in the Action Plan was 5,199.

HUD's 2003-2005 allocation amounted to \$291,000. The City of Austin held a competitive application process for ESG funds for sub-recipients in June 2001. The process resulted in a twelve-month award with two renewal options that would utilize successive years' ESG allocations:

Table 1.20: Annual ESG Awards 2001-2005

Award Term	ESG Allocation	Allocation Amount
10/01/01 – 09/30/02	2001-2003	\$285,000
10/01/02 – 09/30/03	2002-2004	\$290,000
10/01/03 – 09/30/04	2003-2005	\$291,000

Some activities did not spend all their ESG 2002-04 allocations in FY 2002-03, and those allocations were carried over into FY 2003-04. Those activities and their unspent funds are:

- City of Austin Community Care Services Department, Homeless Health Clinic (essential services): \$27,342
- Austin/Travis County Health and Human Services Department, Communicable Disease Unit (essential services): \$19,366
- Push-Up Foundations, Inc. (operations and maintenance of emergency shelter): \$9,265
- A/TC HHSD, ESG Program Administration (administration): \$13,904
- TOTAL: \$69,877

\$69,877 in unspent ESG 2002-04 funds was carried over into Fiscal Year (FY) 2003-04. The totals below reflect the \$291,000 ESG 2003-05 allocation plus the \$69,877 carryover from the ESG 2002-04 allocation, for a total FY 2003-04 amount of \$360,877.

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
ESG****Table 1.21: Emergency Shelter Grant Programs
Actual Results Compared to Proposed Goals, FY 2003-04**

Program	GOAL Funding (in the Action Plan)	GOAL Production (in the Action Plan)	ACTUAL Funding	ACTUAL Production
Homeless Prevention	\$20,000	70	\$20,000	67
Operations and Maintenance of Emergency Shelter	\$133,602	2,269	\$9,265 (02-04) + \$124,670 (03-05) = \$133,935	1,855
Operations and Maintenance of Transitional Housing	\$35,898	250	\$35,898	51
Essential Services	\$87,000	2,610	\$46,708 (02-04) + \$40,771 (03-05) = \$87,479	1,066
ESG Administration	\$14,500	NA	\$13,904 (02-04) + \$1,103 (03-05) = \$15,007	N/A
Total	\$291,000*	5,199	\$292,319**	3,039

* \$291,000 does not include the \$69,877 carryover from ESG 2002-04.

** \$1,319 actual spending reflects ESG 2002-04 funds plus ESG 2003-05 funds. During FY 2003-04, activities spent ESG 2002-04 funds before they spent ESG 2003-05 funds.

The carryover of ESG 2002-04 funds plus the allocations to the same activities during FY 2003-04 have resulted in \$68,558 of ESG 2003-05 funds not being spent in FY 2003-04. Those funds will be carried over into FY 2004-05. This dollar amount was not anticipated or known at the time that the FY 2004-05 Action Plan was written; however, the City of Austin will work with the activities to spend both their ESG 2003-05 carryover funds and their ESG 2004-06 allocations in FY 2004-05. Those adjustments will be explained in the FY 2004-05 CAPER.

Activities with unspent funds at the end of FY 2003-04 are:

- City of Austin Community Care Services Department, Homeless Health Clinic (essential services): \$29,456
- Austin/Travis County Health and Human Services Department (HHSD), Communicable Disease Unit (essential services): \$15,150
- LifeWorks (essential services and operations and maintenance of emergency shelter): \$1,228
- Push-Up Foundations, Inc. (operations and maintenance of emergency shelter): \$9,326
- HHSD, ESG Program Administration (administration): \$13,397
- TOTAL: \$68,558

CONTINUUM OF CARE FOR HOMELESSNESS SERVICES
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Summary of Accomplishments, FY 2003-04

A number of City and community programs exist to address homelessness in Austin/Travis County. Together they form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations or nearly homeless with obtaining permanent housing and achieving independent living. Funding in excess of \$25 million annually is provided by an array of private and public sources.

Development and Implementation of a Continuum of Care Strategy

The following is a description of how Austin's Continuum of Care was developed and how it was implemented in FY 2003-04. The following information is also contained in the Austin/Travis County 2004 Consolidated Application for the HUD Continuum of Care for Homeless Assistance grant.

The central coordinating body for health and human services in Austin/Travis County is the Community Action Network (CAN). Established in 1992, the purpose of the Community Action Network is to coordinate community resources in order to strategically address critical health and human service needs in Austin/Travis County. CAN membership is broad-based and includes City and County elected officials and staff, Board members and staff from the United Way, the School District, Mental Health Authority, Chamber of Commerce, Workforce Development Board, businesses, faith community, and the community at large.

The CAN achieves its goals by facilitating collaborative planning. Needs assessment and planning for the CAN are addressed by official "planning bodies." The official CAN planning body for homeless issues and the lead entity for Continuum of Care planning is the Homeless Task Force (HTF). Established by the Austin City Council in 1996, the Homeless Task Force is responsible for assessing the needs of homeless individuals, reviewing existing services, identifying gaps and developing a strategic plan to address priority needs. In addition, the Task Force examines policy issues related to homelessness and makes recommendations to community decision-makers, such as the City Council. The Task Force also coordinates with other CAN planning bodies to systematically improve access to mainstream services.

The Homeless Task Force enjoys broad community participation, with representation from business, the faith community, service providers, state and local government, and homeless and formerly homeless individuals. The Task Force is guided by bylaws, which provide for a Steering Committee of at least 21 members who conduct the business of the Task Force and have voting privileges for action items. Anyone may become a general member of the Task Force by completing an application. General members annually elect the Steering Committee. The Steering Committee elects the Executive Committee, which includes the

**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
ESG**

chair, vice-chair, three members-at-large, and the chairs of the standing committees: Resources and Programs, Housing, Health, Discharge Planning, Chronic Homelessness Plan, and Stand Down.

The Homeless Task Force's *Comprehensive Plan for Addressing Homelessness*, approved by the Community Action Network in 1996, represents the community's roadmap for addressing homeless needs. The *Comprehensive Plan* is a long-range strategic plan that includes five-year targets for preventing and reducing homelessness, as well as information on current services and sources of funding to implement goals.

The *Comprehensive Plan* was the springboard for a major local initiative to address homelessness. The Homeless Self-Sufficiency and Responsibility Initiative ("Homeless Initiative") was approved by the Austin City Council in April 1998 with the goal of helping homeless persons achieve self-sufficiency while also holding them accountable for their actions. In this plan, the City committed significant financial resources to address critical gaps in services, such as shelter for chronically homeless, shelter for families, substance abuse treatment, and permanent housing. Many of the resources for implementation were secured through programs covered under the City's *Consolidated Plan*. All the projects proposed in the Homeless Initiative have been implemented and are currently operating.

The Homeless Task Force continues to conduct an annual review of the *Comprehensive Plan* to evaluate current efforts, identify gaps in services and update recommendations to address the needs of each homeless sub-population. The plan also identifies four issues needing immediate attention: (1) develop new resources and approaches to increase permanent housing, (2) support existing transitional housing programs and expand to improve access for families, single adults and youth, (3) support existing shelters and add capacity to address unmet needs, and (4) support existing homeless prevention efforts and expand prevention initiatives.

With the completion of the Homeless Initiative and in response to HUD's focus, the Homeless Task Force and the City government formed a committee to develop a ten-year plan to end chronically homelessness. This working group was comprised of representatives from service provider entities, formerly homeless persons, businesses, state and local government entities, and members of the faith community. The recommendations of the plan follow the guidelines of the National Alliance to End Homelessness' plan, considered a national model. The plan was completed in December 2003. A follow-up study was undertaken in mid-2004, and the City Council approved the Plan in September 2004.

Approximately 90 meetings were held in FY 2003-2004 to plan Continuum of Care services. Representatives from approximately 50 groups, as well as currently or formerly homeless individuals and other citizens, participated in the Continuum of Care planning meetings. Over the past year, Austin/Travis County Continuum of Care partners have:

- Developed and begun initial implementation of ten-year plan *Ending Chronically Homelessness in Austin/Travis County*
- Opened and leased to capacity 85-unit Single Room Occupancy housing

**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
ESG**

- Completed construction of new 100 bed low-demand shelter and day resource center targeted to chronically homeless adults
- Increased tenant-based rental assistance and transitional housing for families
- Started construction of Cottage Community housing for families
- Implemented new Shelter Plus Care program
- Completed construction of new medical clinic within day resource center and secured federal Healthcare for the Homeless grant
- Increased mental health services for chronically homeless persons
- Further developed discharge planning efforts with the District Attorney's Office, State jail, local hospitals, foster care system, and mental health institutions.
- Doubled number of participants in the HMIS and adjusted system to track chronically homelessness and use of public institutions

Federal Requirements:

- **Actions to prevent homelessness**
- **Actions to address emergency shelter needs**
- **Actions to develop transitional housing**
- **Actions to meet supportive housing needs (including HIV/AIDS)**

Strategies/Goals for Eliminating Chronically Homelessness

Past Performance

• **Specific Actions:**

The Homeless Task Force, with support and direction from the City, developed and began initial implementation of the 10-year plan *Ending Chronically Homelessness in Austin/Travis County*. The major recommendations of the plan are included in the City's Consolidated Plan and the entire plan was approved by the City Council in September 2004. Other projects initiated and/or completed over the past year include:

New 100-bed emergency shelter and day resource center: The Austin Resource Center for the Homeless (ARCH), located in central downtown Austin, includes a new 100-bed overnight low-demand shelter as well as a broad range of services provided by co-located agencies and agencies that conduct outreach at the ARCH. Front Steps, Legal Aid, House the Homeless, ATCMHMR ACCESS, Goodwill, Crime Prevention Institute, ATCMHMR Supported Employment, VA Outpatient Clinic, Caritas of Austin, the *Austin Advocate*, and many faith-based volunteers provide outreach, basic needs support, case management, mental health services, supported employment and employment assistance services, legal advocacy, and access to transitional housing and permanent housing options (SRO and Shelter Plus Care). A new health care clinic is also located at ARCH and operated by the City of Austin, which recently received a federal Healthcare for the Homeless grant to provide medical, dental, and outreach services.

**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE:
ESG**

Permanent Housing: The 85-unit Single Resident Occupancy housing, Garden Terrace, opened and is leased to capacity. As a result of last year's Continuum of Care application, 20 new Shelter Plus Care vouchers (to serve 19 individuals and 1 family) have been added for a grand total of 101. Regular training has been instituted for case managers as housing placement specialists, with training on available housing options.

Transitional Housing: Service providers have ensured that transitional housing and case management programs have been accessible to all homeless populations, including veterans. Case managers have also advocated on behalf of clients, including the chronically homeless, for reductions to barriers in transitional and permanent housing due to criminal background, addiction, credit, and other issues. Local area churches have provided and will continue to provide continued support to Austin/Travis County's Safe Haven Program.

Annual Stand Down: The Annual Stand Down is a fair for homeless individuals to access service provider information. At the September 2003 fair, 530 homeless persons participated, many of whom were chronically homeless.

HMIS Usage: The number of service providers participating in the HMIS expanded from 8 to 17, with additional agencies being added. Further, three shelters are using HMIS-Service Point (they include ARCH and Salvation Army) for intake and assessment. The system was also adjusted to track chronically homelessness data and use of public institutions information.

Systematic access to mainstream services for chronically homeless: The city-wide Homeless Case Managers Network coordinates regular trainings on available programs, eligibility criteria, and application processes in order to facilitate connection with mainstream resources such as SSA, Food Stamps, Medicaid, Veteran's benefits, and Work Source.

- **Impact:**

On any given night, chronically homeless persons can access new emergency shelter at the ARCH. Through the case management provided at the ARCH, and co-located agencies, chronically homeless can then be linked to intensive case management services. Through intensive case management, chronically homeless individuals will have increased access to substance abuse treatment, mental health services, transitional housing, permanent supportive housing, basic needs, and assistance with application for mainstream services such as SSI, SSDI, food stamps, etc. An estimated 230 chronically homeless individuals who access emergency shelter services will be linked to the case managed services described above.

- **Remaining Obstacles:**

The Homeless Task Force has identified the following obstacles to ending chronically homelessness:

- Continuing shortage of affordable housing;
- Inadequate substance abuse treatment services, despite funding from the City and through the Community Court. At the State level, the Texas Commission on Drugs and Alcohol and the Texas Department of MHMR will no longer be in operation as of September 2004. The impact on funding for substance abuse services is uncertain;
- Employment at a Living Wage. With the recent economic downturn, Austin is experiencing its highest unemployment rates in over a decade. Employment opportunities that offer living wages are scarce in the community. Chronically homeless persons must now compete for work with a larger and more talented pool of workers. Homeless persons face additional barriers due to criminal histories and lack of job skills and experience.
- Reductions in Mainstream Programs. Because of the economy, the Texas legislature recently cut funding for mental health care, substance abuse treatment and health care. State jails lost funding for case management staff, making it more difficult to conduct discharge planning.

Current strategies to end chronically homelessness

- An estimated 569 chronically homeless persons live in Austin/Travis County on any given day. On the night of the community's homeless count, 204 of these were in shelter; approximately 360 were on the streets. The area has a higher than average number of chronically homeless, in part because Austin's warm climate draws people to the area. The weather also makes it possible for people to live outdoors for extended periods. Austin's proximity to Mexico also brings in large numbers of laborers who cross the border, looking for work, and end up homeless. Finally, Austin is a hub for homeless youth who migrate between several cities in the U.S.

Current strategies to end chronically homelessness evolved from the Homeless Task Force's Comprehensive Plan and are represented and further detailed in the 10-year plan Ending Chronically Homelessness in Austin/Travis County. They include:

Outreach: Many chronically homeless individuals are reluctant to participate in services due to prior bad experiences, fear of victimization or substance abuse and/or mental health problems. Outreach is a critical strategy in identifying these individuals and helping them develop trust. At the community level, service providers are conducting weekly outreach in order to engage chronically homeless individuals and link them to services. The outreach occurs at the newly constructed Austin Resource Center for the Homeless (ARCH), emergency shelters, and treatment centers. Additionally, homeless service providers maintain regular information sharing and referrals with ACCESS, ARCH, and Salvation Army Outreach to chronically homeless youth and young adults in 2004 has been included in the overall effort, as outreach services have been expanded and enhanced to incorporate more services to minority populations in disadvantaged, high-risk neighborhoods. Other outreach efforts include the following:

- Enhanced outreach to chronically homeless persons. “Downtown Rangers,” who patrol downtown Austin, now work with Austin Travis County MHMR to direct homeless mentally ill persons to services rather than jail. Lifeworks has expanded its outreach for homeless youth to Northeast Austin.
- Improved relations with Austin Police Department (APD) and Parks and Recreation Department (PARC) Police. Officers now participate in Town Hall meetings at the homeless day resource center and routinely interact with homeless persons to enhance relations and safety.
- Expansion of programs that draw in chronically homeless persons, including plans for an alternative drop-in center at a local church, St. David’s Trinity Center and expanded health care and outreach services.
- The Salvation Army, Front Steps and Caritas of Austin are implementing innovative approaches to reach chronically homeless persons in order to engage them in services. These agencies meet regularly, and have instituted weekly informational sessions for chronically and other homeless populations at the ARCH. These programs have helped individuals achieve greater housing stability.
- Outreach is also conducted at public libraries and parks in the downtown area.

Substance abuse treatment services: Substance abuse problems affect approximately 45% of homeless single adults. Treatment services in Austin are extremely limited, however, and homeless persons must “compete” with other indigent persons for the few available slots. Those who cannot access services on demand are generally forced back to the streets to wait until a slot becomes available. As a result, many homeless persons relapse before the system can respond. Actions to address this problem include:

- Designated City and County funds for substance abuse services for homeless persons;
- Increased substance abuse treatment through the Downtown Austin Community Court. This court oversees Class C misdemeanor cases and directs offenders to services related to their criminal activity. As a result, chronically homeless offenders can now access treatment more quickly; and
- 5-year \$465,000/year grant to provide substance abuse services to persons with HIV/AIDS received by Austin Travis County MHMR.

Expansion of HMIS Usage: The homeless service providers who are using HMIS have also configured the system to collect data on the chronically homeless population, including a count of sheltered and unsheltered homeless individuals. The HMIS system is also collecting data on chronically homeless using public institutions in the past 12 months.

Alternative emergency shelter for single adults: For many of the reasons described above, chronically homeless persons often do not use traditional shelter facilities. Progress toward the development of alternative shelter includes:

- Ongoing support of Austin Travis County MHMR's Safe Haven;
- City funding for the operation of the Austin Shelter for Women and Children and SafePlace's Women's Shelter, which houses single women; and
- Current City funding for the 100-bed low demand shelter at the ARCH as part of strategy to increase access to appropriate shelter and reduce shelter stays.

Transitional housing and case management for chronically homeless persons:

Many homeless persons need time and support to develop the skills and resources necessary to attain or regain self-sufficiency. Transitional housing with case management helps chronic and other homeless persons stabilize and successfully move from the streets into permanent housing. Progress in this area includes continued support for transitional housing programs serving persons who are making the transition from chronically homelessness.

Permanent housing for single adults

Despite the recent economic downturn, there remains a lack of affordable housing in Austin/Travis County. The Housing Authority of the City of Austin has a two-year waiting period for Section 8 assistance. Increased affordable permanent housing is a high priority in helping chronically homeless persons exit homelessness. Achievements include:

- Continued support for Shelter Plus Care programs serving homeless persons with disabilities. Two renewal projects were included in the 2004 Continuum of Care grant application and a new Shelter Plus Care project was ranked as Priority #1;
- Development of an 85-unit SRO;
- 51 Section 8 vouchers for homeless persons with disabilities, received by local housing authorities with assistance from ATC MHMR.

In addition to the above strategies to address the housing needs of the chronically homeless population, the Homeless Task Force's Housing Committee has been focused on the goal of adding 50 units per year of permanent supportive housing. The Committee has been creating an inventory of boarding homes in Austin, and then trying to get connected with operators. The committee is currently researching the use of these boarding homes as an option for chronically homeless individuals. The Housing Committee also provided recommendations to the City for the *Consolidated Plan*. The City has identified permanent supportive housing as one of the priorities for the next five years.

Supportive Services: Since secure income is one key to preventing re-entry into homelessness, efforts are going into both supportive employment and a living wage

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initiative. Several programs now assist persons with barriers to employment. The ATCMHMR Supported Employment program now accepts referrals of chronically homeless persons with mental illness. In addition, ongoing support is being provided to a living wage initiative.

Strategies/Goals for Eliminating Other (“Non-Chronic”) Homelessness**Accomplishments in Addressing Other Goals**

The following updates and summarizes the status of “other homeless” goals and action steps that were included in the 2003 Austin/Travis County Continuum of Care plan.

Table 1.22

	2003 Proposed Action Steps	2004 Status
Goal 1:	a. Develop 85 units of SRO housing	Achieved. Property opened and leased to full occupancy.
Increase permanent affordable housing options	b. Expand affordable rental housing assistance	Achieved. The City increased funding and added general fund monies for this activity.
	c. Designate a revenue source for the Austin Housing Trust Fund	In progress, not yet achieved.
	d. Develop/retain 5,000 units of affordable housing annually	In progress. In FY 2002-03 the City helped develop/retain nearly 3,388 affordable units.
	e. Develop 30 single family homes	In progress. Construction is underway.
Goal 2:	a. Increase transitional housing units for families by 4 units	In progress.
Expand transitional housing programs	b. Expand TBRA Program to serve 15 additional families.	Achieved. The City increased TBRA funding by \$150,000.
	c. Support existing transitional housing and case management services	Accomplished. Transitional housing and case management remain in operation and are recommended for continued funding.
	d. Reduce barriers to housing: poor credit, criminal background checks, etc.	In progress. Homeless Task Force Housing Committee is negotiating agreements with private landlords.
Goal 3:	a. Increase Interfaith Hospitality Network capacity from 16 to 32.	Achieved. An expansion of the Network has increased capacity to 32.
Increase		

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emergency shelter	b. Support existing shelters for families, youth, adults, elderly.	Achieved. All shelters continue in operation.
	c. Increase funding for shelter through the Drainage Fee Waiver program to \$150,000/yr.	In progress. The Drainage Fee Waiver program will generate \$135,000 for emergency shelter in 2004.
	d. Provide 250 emergency Cold Weather Shelter beds through participating churches.	In progress. More churches participated in 2003 and the number of shelter beds increased from 154 to 165.
Goal 4: Expand and support homeless prevention efforts	a. Increase emergency rent and utility assistance.	Accomplished. The City and County provided \$2,154,000 for homelessness prevention efforts in 2003-2004.
	b. Increase landlord/tenant mediation, counseling services.	Achieved. These programs received increased funding.
	c. Coordinate emergency assistance among providers	Achieved. Providers share client information to prevent duplication and persons seeking assistance no longer have to visit multiple agencies for help.
	d. Increase access to life skills and financial literacy programs	Achieved. Life skills training has been added at the homeless day resource center, life skills and financial literacy are now offered at new women and children's shelter and Safe Place now offers classes in both English and Spanish.

OVERARCHING HOMELESS SERVICES INFORMATION

The Homeless Task Force (HTF) and numerous groups in the community developed the Plan to End Chronically Homelessness. That plan will continue local efforts to provide services that will help individuals to exit homeless situations. The HTF and the City are also working closely with the Regional Coordinator for the federal Interagency Council on Homelessness.

The service providers continue to participate in the Homeless Management Information System (HMIS). The community is working toward full participation by all providers of homeless services, and target dates for various groups have been set.

The HTF continues to address homelessness prevention by working to ensure that hospitals, mental health institutions, jails, prisons, and the foster care system conduct adequate

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discharge planning activities that exit no one into a homeless situation. The Austin/Travis County community also has a well-coordinated system of “basic needs” service providers who work together to provide emergency assistance (food, rent assistance, and utilities assistance) to help people remain in their homes. That Basic Needs Council also uses the local HMIS system, increasing linkages even further.

The HTF, service providers, and the City continue to work to link homeless individuals with the mainstream programs for which they qualify.

The HTF continues to engage and work collaboratively with the City’s Neighborhood Housing and Community Development Department, private housing developers, and housing providers to develop and operate permanent supportive housing that is affordable.

The HTF, service providers, City of Austin, and CAN members will continue to integrate the local Continuum of Care plan, the Chronically Homelessness Plan, and the Consolidated Plan/Action Plan as they work together to address and end homelessness.

How homeless persons access/receive assistance:

The strong communication between service providers, through informal relationships and participation in the email list serve and Homeless Task Force, helps to create a network of services for homeless persons to access. Case management is the most effective way for homeless persons to access the complete range of services that they need to become more self-sufficient. Connections to case management are offered at several points within the Continuum of Care, including shelters, supportive housing, and outreach programs. Case managers facilitate homeless person’s access to a wide variety of other support services through information and referral. Literature and fliers, as well as informational sessions at the ARCH day resource center, shelters, supportive housing, and other outreach, further inform homeless persons of services available in the community. For persons entering the system, First Call for Help can offer access to case management or other services.

The primary method used to move homeless persons from one component of the Continuum of Care system to another is through case management. Over the past several years, a citywide long-term case management coalition, consisting of case managers from the various homeless service provider agencies, has been meeting quarterly to share resources and conduct shared training. Each homeless person seeking initial services at any point in the service system is assessed for case management services. If the individual’s or family’s needs are complex and involving multiple services agencies (as is the case most of the time), the individual or family is linked to a case management program most appropriate to the “sub-population” to which that person or family is a member. There are case managers for each sub-population as well as case managers for the general homeless adult and youth populations.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

Federal Requirements: An assessment of three to five-year goals and objectives, including how activities undertaken during the year address objectives to allow for HUD and citizens to assess annual progress in meeting goals.

The 2000-2005 Consolidated Plan listed two strategies for HOPWA funds:

- Rent, Mortgage, and Utility Assistance (IDIS#4045)
- Residential Supportive Services (IDIS#4044)

Both strategies were funded in FY 2003-04. HOPWA funds have been focused on increasing housing services to clients living with HIV/AIDS and their family members.

The public is encouraged to assess the City's progress in meeting goals and objectives in three ways.

1. Each year, the Austin Area Comprehensive HIV Planning Council reviews the previous year's progress and achievements and provides recommendations for current year funding for the purchase of more housing services. The HIV Planning Council is the Ryan White CARE Act Title I planning body responsible for allocating funds for HIV-related services in the community.
2. The draft Consolidated Plan and one year Action Plan are available for public review and comment during which time residents living with HIV/AIDS and the general public can examine the City's planned use of HOPWA funds as well as participate in public hearings.
3. A draft of the year-end performance report describing the City's accomplishments with regard to HOPWA funds, is available every December to residents living with HIV/AIDS and the general public for review and comment.

The City of Austin's Neighborhood Housing and Community Development (NHCD) Department is the official recipient of HOPWA funds. NHCD contracts with the Austin/Travis County Health and Human Services Department to administer programs assisting income-eligible residents who are living with HIV/AIDS. NHCD works closely with Health Department staff and members of the HIV Planning Council when preparing the annual Action Plan and performance report.

The HIV Planning Council allocates funds from several grants to purchase various HIV-related services. These allocations are based on the Council's list of priority services and documented need for funding that cannot be provided from other sources. For fiscal year 2005, the Planning Council has established "housing assistance" for people with HIV/AIDS as one of its priorities for the Austin EMA.

Safeguards have been established to ensure that clients throughout the five-county service delivery area are served equitably. In addition to HOPWA funds received directly from HUD, the State of Texas contracts directly with Community Action to provide rent, mortgage, and utility assistance to clients living beyond the City of Austin boundaries. This ensures that federal housing funds are available to people living with HIV/AIDS and their families in more rural areas of Central Texas. Service providers in the HOPWA consortium for Central Texas meet several times each year to work on resolving differences in rent, mortgage, and utility assistance approval in order to serve clients equitably.

Utilizing data obtained from needs assessments, the semi-annual Client Satisfaction Survey, client service plans, and utilization data, it is possible to determine the services residents find the most valuable. Also,

to plan for the future, national trends are reviewed, as well as local demands for service. These help indicate the path that the programs take.

Federal Requirements: An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

Each year, HOPWA funds have been expended according to the Consolidated Plan. Of the different categories of housing need, the Austin-area clients identified Rent, Mortgage, and Utility Assistance, Transitional Housing, and Residential Supportive Services as their highest housing priority. As such, the available housing funds are being allocated to the services most needed and valued by the clients.

In addition to HOPWA funds, Austin residents living with HIV/AIDS and their families may also qualify for a range of housing services offered to income-eligible households through the Neighborhood Housing and Community Development Department. These include rental and homeownership programs for residents earning low, to moderate incomes. People living with HIV/AIDS may also benefit from an increased number of homes/apartments that are accessible, adaptable, and visitable. This increase is due to City policies that offer incentives to builders/developers.

Federal Requirements: A Continuum of Care narrative that addresses the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families), with a summary of actions taken during the year.

The Austin area HIV/AIDS service providers do not have adequate resources to address the entire continuum of care, i.e. homeless, public housing, low-income housing, or permanent housing. Therefore, priority is placed on rent, mortgage, and/or utility assistance; transitional housing; and housing with supportive services. All of these programs utilize housing assistance to enable clients to enter into and remain in medical care and/or other social services.

Residents who are not homeless, but require supportive housing, are served by the environment that provides monitoring of their physical and mental health. Physical support for persons who are ill is available through meals and meal delivery, transportation to food sources, and food pick-up. The staff's awareness of a resident's physical condition provides a safety net so that other service providers can be made immediately aware of increasing health care needs. Additional support for residents with mental health conditions is provided by staff assistance with daily responsibilities and commitments, such as paying bills, remembering appointments, etc. In addition, behavior that places a resident at risk of losing housing in a mainstream environment can be addressed quickly by supportive housing staff and problem-solving measures can be taken before housing is lost.

Federal Requirements: Leveraging resources in describing progress in obtaining other public and private resources that address needs identified in the plan What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations.

Because housing needs far exceed supply, other funding sources have been sought. Resources have come from the following:

- (1) AIDS Services of Austin received \$33, 193 from the City of Austin to fund rent, mortgage and utility assistance.
- (2) Project Transitions contributed \$160,000 of its own general funds for housing related services
- (3) Clients who can afford to pay a portion of their monthly housing / supportive services costs. A sliding-scale fee structure is used to assess how much these clients can contribute. Program income is retained by the HOPWA subcontractors and used to provide additional services.

Supportive Housing staff make contacts and referrals as needed with case managers at AIDS Services of Austin (ASA), Austin/ Travis County Mental Health Mental Retardation Community AIDS Resource Education (CARE), Austin Latino/a Lesbian Gay Organization (ALLGO) and the City of Austin's Communicable Disease Unit. Transportation and pick-up for the ASA and Wright House food banks is provided. A resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. has also been created. Staff and interns work to coordinate services as well with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 20 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and III; State of Texas HIV Health and Social Services; and HOPWA-HUD. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMA-wide comprehensive needs assessment— is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

Case managers at agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related funds; through volunteers who assist with client moves to more stable housing; through use of emergency or special funds to pay for housing deposits and documents required to secure low-income housing; through the use of agency vans or cars, when available; to transport clients applying for housing-related resources; through a contract with the Austin Housing Authority called Shelter Plus to serve those clients homeless by the HUD definition. Only one agency has access to this program since the available housing slots are so limited.

Federal Requirements: An overview of activities carried out, barriers encountered, actions in response to barriers and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents concerns and the actions taken to address those concerns. Recommendations for program improvements should include ideas of procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address how grant management oversight of sponsor activities was

undertaken, including how recipients of such assistance were chosen and what services provided.

The increase in HOPWA-eligible clients compounded with the increased cost of Austin housing and the lack of available homes/apartments that are affordable requires existing programs to provide a deeper subsidy to each client, thus reducing the number of clients who are able to be assisted. This challenge is expected to continue and perhaps worsen unless financial resources are increased and/or more affordable housing is produced.

In order to maximize available resources, case managers work closely with the local public housing authorities and other housing providers to find ways to best assist their clients. The goal of this coordination is to maintain or place clients in housing best suited to his/her needs. An example of such coordination is the work of Project Transitions with other service providers.

The barriers to service include HUD guidelines that limit the placement of transitional supportive housing residents into mainstream low-income housing because of extensive criminal backgrounds and substance abuse. These requirements increase our waiting list for supportive housing due to the lack of ability to move residents into mainstream low-income housing.

HOPWA service providers are addressing barriers by:

- providing residents with applications from all low-income housing programs that are accepting applications, assisting residents in completing them and delivering them to the appropriate place;
- working with residents on appeals to the Housing Authority;
- providing substance abuse relapse prevention support and referrals for treatment when needed;
- working to move residents with documented disabilities up on the Housing Authority waiting list to create more space for new non-disabled residents;
- working with the Housing Authority to appeal denials based on criminal history.
- advocating with landlords so that clients maintain their housing.
- assisting clients in obtaining documents necessary to secure low-income housing and using an emergency or special needs fund to assist in paying fees required for needed documents.
- providing translation assistance for Spanish-speaking clients when they are looking or applying for low-income housing.

Federal Requirements: The self-evaluation of accomplishments and plans for the future.

Accomplishments to date under the HOPWA Program have ranged from providing services to slightly less clients under the Rent, Mortgage, Utility Assistance program to providing services to a greater number of clients than expected under the Supportive Services program, to facing challenges posed by new drug therapies available to treat persons living with HIV/AIDS. In the last funding cycle, community-based organizations participating in the Rent, Mortgage and Utility Assistance Program provided services to slightly less people with HIV/AIDS than initially projected. The underperformance was due mainly to two factors. Both the additional eligibility criteria for case management services and the increase in successful transition of clients from HOPWA Rental Assistance to Section 8 or public housing, required that more time and resources be spent on a smaller number of clients. Although transitioning HOPWA clients to Section 8 or public housing was a factor

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in serving less clients, it was also seen as a success because more individuals were placed in permanent housing situations. Another achievement for the Rent, Mortgage, Utility Assistance Program was more active involvement of case managers in providing clients with assistance developing personal budgets in order for them to manage expenses within their income limits in order to maintain housing and improve self sufficiency. The Supportive Services component of HOPWA was able to assist a larger number of clients than originally forecasted because client's housing needs were for a shorter duration of time than originally projected.

Another accomplishment, which initially presented itself as a challenge, was dealing with clients improved health condition due to the use of new drug therapies. This success brought to light factors which case managers at individual agencies had to confront in order to continue providing quality services to their clients. The major challenge stemming from improved health condition was that when a client's health improves, it does not signify immediate discontinuation of the utilization of housing services. Therefore, adequate and focused case management was essential in order to better meet the needs of the clients, which included housing assistance. The HOPWA Consortium for providers of rent/mortgage/utility assistance plans to continue to work on standardizing eligibility forms, updating approval guidelines for assistance. developing a system for informing all providers when Section 8 is accepting applications and following-up to ensure clients are notified.

In all, service providers understand the importance of balancing financial resources, available HIV/AIDS services, client needs, and community-wide services to successfully and adequately meet the needs of their client base.

CHART 1.23
Comparison of HOPWA Housing Goals to Accomplishments
FY 2003-04

HOPWA Programs	Goal(s) in Action Plan FY 2003-04		Accomplishments	
	# units	# people	# units	# people
Rent, Mortgage, Utility Assistance	0	632	0	566
<u>Residential Support Services</u>	19	47	42	100
TOTAL	19	679	42	666

CAPER FY 2003-04**CHAPTER 1: CERTIFICATIONS/REPORTS BY FUNDING SOURCE: HOPWA****HOPWA 2003-04 Performance Charts**

The following performance charts help illustrate progress in leveraging resources by providing a means to report on the grantee's progress in obtaining "other" public and private resources that address needs identified in the plan. The HOPWA section of the CAPER also requires that grantees provide a narrative with information on what other resources were used in conjunction with HOPWA-funded activities.

Table 1.24: (HUD Chart 1)**Types of Housing Units Dedicated to Persons with HIV/AIDS****FY 2003-04**HOPWA Grantee: **Austin**

Report covers the period 10/01/2003 to 9/30/2004.

(Column 1) Type of Unit	(Column 2) Actual Number of units with HOPWA funds	(Column 3) Actual Amount of HOPWA funds Expended	(Column 4) Total Number of units with Grantee and Other funds	(Column 5) Amount of Grantee and other funds	(Column 6) Deductions for units reported in more than one column	(Column 7) TOTAL Type of units (Column 4 – Column 6)
1. Rental Assistance	114	\$313,776.63	114	\$0	0	114
2. Short-term emergency housing payments	452	\$270,433.12	512	\$33,193	60	452
3-a. Units in facilities supported with operating costs	42	\$275,255.00	57	\$160,000	15	42
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0	0	0	0	0
Subtotal	608	\$859,464.75	683	\$193,193	75	608
Deduction for units reported in more than one category.	0	0	0	0	0	0
TOTAL	608	\$859,464.75	683	\$193,193	75	608

Table 1.25: (HUD Chart 2)

**Comparison to Planned Actions Approved in the Consolidated Plan
FY 2003-2004**

HOPWA Grantee: **Austin**

Report covers the period 10/01/2003 to 9/30/2004.

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments
1. Rental Assistance	183	114 Actual – Comments See Below
2. Short-term or emergency housing payments	449	452 Actual – Comments See Below
3-a. Units in facilities supported with operating costs	19	42 Actual – Comments See Below
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	651	608 Actual – Comments See Below
Deduction for units reported in more than one category.	0	0
TOTAL	651	608 Actual – Comments See Below

NOTES:

- Actual number of Rental Assistance Units was 114. Less served due to an increase in number of clients successfully referred to Section 8 or public housing.
- Actual number of Emergency Assistance Units was 452. More clients were served due to most agencies reporting an increase in intakes for case management who often need emergency assistance.
- Case managers who review clients' requests for housing assistance with supportive services examine actual unmet need of the client. Those who can pay part of their monthly rent are charged rent on a sliding-fee scale in accordance with applicable poverty guidelines. The resulting program income is retained by the subcontractor and used to provide additional services to clients.
- The Consolidated Plan did not establish a goal for the number of housing units but people served instead. The actual number of housing units with supportive services totaled forty-two (42).
- The subcontractor was able to provide housing with supportive services to 100 unduplicated clients. The increased number of clients was the result of being able to place greater numbers of clients in permanent housing.



CHAPTER 2

CONTINUUM OF HOUSING SERVICES ACTIVITY ACCOMPLISHMENTS



AFFIRMATIVELY FURTHERING FAIR HOUSING

AFFORDABLE HOUSING REPORT

CONTINUUM OF HOUSING ACCOMPLISHMENTS

HOMELESS/EMERGENCY SHELTER ACCOMPLISHMENTS
TRANSITIONAL/ASSISTED HOUSING ACCOMPLISHMENTS
PUBLIC HOUSING
RENTAL HOUSING
FIRST-TIME HOMEBUYER HOUSING
OWNER-OCCUPIED HOUSING
OTHER FEDERALLY-FUNDED HOUSING PROGRAMS
NON-FEDERALLY FUNDED HOUSING SERVICES



AFFIRMATIVELY FURTHERING FAIR HOUSING

Federal Requirements: Indicate actions taken to affirmatively further fair housing, including:

- (1) actions taken regarding completion of an analysis of impediments to fair housing choice
 - (2) a summary of impediments identified in the analysis
 - (3) actions taken to overcome the effect of impediments identified in the analysis.
- (24 CFR 91.520(a))

Every five years, cities are required by federal law to assess barriers to fair housing choice. In June 2000, the City of Austin released its *Analysis of Impediments to Fair Housing Choice in the City of Austin*. This report identified the following concerns with regard to fair housing in Austin, which were addressed in Austin's [Consolidated Plan FY 2000-05](#):

- Mortgage lending discrimination based on race or ethnicity
- Homeowners' insurance discrimination based on race or ethnicity
- Rental housing discrimination based on disability
- Affordable housing crisis in Austin for low-income people, especially those with disabilities

The 2000 *Analysis of Impediments* set forth six recommendations to address these concerns. This section outlines these recommendations and highlights key steps taken by the City of Austin and its sub-recipients toward meeting these goals. In the Spring 2004 NHCD also conducted a new Impediments to Fair Housing analysis for the Fiscal Years 2004-05 through 2008-09. This analysis can be found in the [Consolidated Plan FY 2004-09](#).

RECOMMENDATION: INCREASE THE PROFILE OF FAIR HOUSING

The City facilitated activities during FY 2003-04 that increased compliance with federal fair housing guidelines.

- **Renters' Rights Assistance/Fair Housing Counseling.**
Austin Tenants' Council (ATC) provides tenant counseling and landlord/tenant dispute mediations. ATC provided counseling services to 679 households and conducted 100 tenant-landlord mediations between October 2003 and September 2004. The agency also provides valuable information to the public about fair housing regulations.
- **Visitability Standards.**
The City Council approved amendments on January 15, 2004 that incorporate federal accessibility standards in the Visitability Ordinance and the City Council will consider in 2005 the adoption of the 2003 International Building Code multi-family standards for all new multi-family development.
- **Accessibility Standards.**
NHCD verifies that all federally funded and S.M.A.R.T. Housing™ multi-family developments meet applicable federal and state accessibility standards. Through S.M.A.R.T. Housing™ the City of Austin reviews plans and inspects single-family homes, duplexes, and triplexes for compliance with Austin's Visitability Ordinance.
- **Accessible Housing Information Referral.**
This service provides information and Referral for S.M.A.R.T. Housing™-approved developments with accessible units by geographical location or zip code.
- **Housing Opportunities for People with AIDS (HOPWA).**
Austin area providers distribute copies of the U.S. Department of Housing and Urban Development brochure, "Fair Housing: It's Your Right." to all clients receiving rental and utility assistance. Clients are referred to Austin Tenant's Council or The Texas Rio Grand Legal Aide Fair Housing Program,

for advocacy or legal assistance when there are client complaints of violations of the Fair Housing Act by landlords.

- **Mayor's Committee for People with Disabilities.**

The committee was established by City Ordinance 870319-J, which states the AMCPD's purpose is "to carry on a program to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City of Austin and achieve maximum personal independence; to become gainfully employed; and to enjoy fully and use all public and private facilities available within the community." NHCD works with the committee by presenting information on housing, community and economic development opportunities that may be of interest to its members. In addition, NHCD participates in training sessions and presentations applicable to visitability and accessibility housing.

- Homeownership Assistance for People with Disabilities: In FY 2003-04, AHFC, in collaboration with the Home of Your Own/United Cerebral Palsy and the Mayor's Committee for People with Disabilities established a program to provide down payment assistance, housing rehabilitation loans, and architectural barrier removal. This program will begin to provide services in FY 2004-05.

- **Fair Housing Outreach.**

NHCD worked with the Austin Human Rights Commission, the Austin Housing Finance Corporation and the Austin Tenants' Council to conduct Fair Housing outreach in the City of Austin during the months of February through August 2004 to remind Austin citizens of their housing rights. Some of the strategies the team used included a news conference, advertising in local newspapers (including minority publications), and the use of billboards. NHCD continued this partnership by serving on the Mayor's Committee for People with Disabilities.

- **[NHCD/AHFC Websites.](#)**

In addition, NHCD/AHFC launched two separate websites, both of which meet the Federal 508 standards. In addition, web administrators tested the site with software that enhances web viewing for those persons with visual impairments.

Increase the profile of fair housing	
Include in the community needs survey renter's rights/fair housing information	Incorporated into the Community Needs Survey for the 2003-04 Action Plan
The City should vigorously enforce its Fair Housing Ordinance	The City of Austin's Equal Employment and Fair Housing Office is responsible for public education on Austin's fair housing laws, investigation and enforcement of fair housing violations. The Human Rights Commission works on public education and providing forums on fair housing. Last year, the Equal Employment and Fair Housing Office conducted 47 investigations and made 16 charges of fair housing violations.
The City needs to enlist the involvement of the financial community in the issue of fair housing	Invited to the NHCD Action Plan FY 2003-04 Stakeholder meeting, and the Fair Housing conference in 2003 and 2004.

The City Should encourage housing stakeholders to voluntarily agree to implement measures that encourage and enforce fair housing practices	Amendments to the Visitability Ordinance and S.M.A.R.T. Housing™ Resolution on 1/15/04 encourage increased accessibility features. (SH)
The City and representation from the private housing market should be present at the public hearings on fair housing	These groups were invited to Action Plan stakeholder meetings, and public meetings. Fair Housing conference (sponsored by the Human Rights Commission and Equal Employment Fair Housing Office) in April 2003 (during the creation of the 2003-04 Action Plan) and in 2004 during the creation of the Consolidated Plan 2004-09.
The City should consider providing increased resources/capacity for fair housing organizations	<p>The City has provided financial resources to the Austin Tenant's Council to provide Renter's Rights and Fair Housing Counseling, and to provide the S.M.A.R.T. Housing™ policy program through Neighborhood Housing Department.</p> <p>In addition, City Staff has worked on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenants' Council, Human Rights Commission, Mayor's Mental Health Task Force, the East Austin Community Preservation and Revitalization Zone, the CHDO Roundtable, the Homeless Task Force.</p>

RECOMMENDATION: INCREASE COORDINATION AND COOPERATION AMONG CITY DEPARTMENTS/AGENCIES

- **Interagency Housing Coordination.**

A creative initiative adopted by Austin City Council in April, 2000 and revised on January 15, 2004, S.M.A.R.T. Housing™ encourages development of reasonably priced, mixed income housing and requires units to meet accessibility standards. This policy has encouraged City departments to work together to increase the supply of affordable, accessible housing by expediting reviews and inspections and evaluating proposed code and rule changes for their impact on housing affordability. The initiative has resulted in the construction of more than 4,000 new housing units over the past four years. Eighty-two percent of the units completed in 2003-04 were reasonably-priced, and all meet Green Building, accessibility/visitability, and transit-oriented standards. In FY 2003-04, there were 4,834 units certified and 1,612 units completed. All new single-family and duplex units are visitable. At least 10 percent of the multi-family units are accessible and at least 25 percent of the multi-family units are adaptable.

- **HIV Services and Housing Coordination (HOPWA).**

The Austin area service provider agencies that coordinate housing assistance for their clients have developed strong referral relationships with other housing services and other social service agencies that may have available services for their clients to access. The effort of the services providers were exemplified in the latter part of 2001 when they determined that due to the downturn in the economy, more clients were accessing and applying for already strained housing resources. That year three non-HIV services providers and one HIV service provider joined forces and requested that the City of Austin and Travis County leaders respond to this gap in the services. Thus in 2002, City Council and County Commissioners allocated an additional \$1,000,000 to respond to this need

in the community. The funding was reduced to \$500,000 in 2003, and the four agencies continue to share those resources to assist more clients. The funding for 2005 is projected to be about \$724,000 for seven community agencies, only one of which is a HOPWA provider. That provider will receive approximately \$74,000 but will limit rent and utility assistance to clients who have temporary financial needs and, with additional assistance, are likely to become self-sufficient in maintaining housing stability.

Increase coordination and cooperation among City departments/agencies	
Fair housing task force with Austin Tenant's Council, Human Rights Commission, HACA, the private market, City agencies and Texas Department of Housing and Community Affairs	Mayor's Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability Department, Austin/Travis County Health and Human Services Department, Neighborhood Housing and Community Development, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Fire Department, City Auditor, Police Department. Please see answer above for additional capacity building efforts.
Comprehensive listing of affordable and accessible housing units in Austin	The Austin Tenant's Council produces an annual directory of affordable housing.

RECOMMENDATION: INCREASE THE SUPPLY OF AFFORDABLE HOUSING

- City Dedicated Housing Operation.**

The City of Austin provides funding to the Austin Housing Finance Corporation (AHFC) which administers all programs that create affordable housing. Key production programs in FY 2003-04 were the Rental Housing Development Assistance, Community Housing Development Organizations, and the City's multi-family housing bond finance programs. For detailed information, please see the CDBG, HOME, and Other-Funded Programs sections in Chapter 2.

- Non-federal City Housing Initiatives.**

The S.M.A.R.T. Housing™ Initiative has resulted in the construction of more than 4,000 new housing units over the past three years. Eighty-two percent of the units completed in 2003-04 were reasonably-priced, and all meet Green Building, accessibility/visitability, and transit-oriented standards. In FY 2003-04, there were 4,834 units certified and 1,612 units completed. All new single-family and duplex units are visitable. At least 10 percent of the multi-family units are accessible and at least 25 percent of the multi-family units are adaptable.

Increase the supply of affordable housing	
Encourage development that de-concentrates the poor	S.M.A.R.T. Housing™ addresses this by making more low-income housing available in mixed-income neighborhoods
Offer incentives to nonprofit and for-profit developers	S.M.A.R.T. Housing™ addresses this by providing faster reviews, fee waivers, and advocacy for applicants.

NHCD should request plans and specifications for all projects involving new construction and/or substantial rehabilitation as part of its application process	Through S.M.A.R.T. Housing™ the City of Austin reviews plans and inspects single-family homes, duplexes, and triplexes for compliance with Austin's Visitability Ordinance, and the accessibility provisions of the S.M.A.R.T. Housing™ resolution governing multi-family development.
The City should secure a dedicated renewable source of income for the newly-created Austin Housing Trust Fund	Annual Budget Decision. In 2003-04 the Housing Trust fund awarded \$1,125,000 for assisted housing, rental housing, homeownership development, and housing rehabilitation services.
The City should use whatever leveraging available to get local banks interested in affordable housing	AHFC Rental Housing Development Assistance and Mortgage Credit Certificates programs. Down Payment Assistance depends on private lenders; plans are for AHFC to develop line of credit for home construction.
Mueller Airport development should include affordable housing	Mueller Airport Plan was adopted to include 25% affordable units.
Encourage and foster economic self-sufficiencies through other support programs	Neighborhood Housing and Community Development Department's programs and the Health Department's programs address this.

RECOMMENDATION: REVISIT THE FAIR HOUSING ORDINANCE

- In order to further enhance the impact of the Fair Housing Ordinance, City of Austin staff worked with City Council during FY 2002-03 to provide background and recommendations on any necessary modifications to the Fair Housing Ordinance. The staff also provided training on predatory lending practices. The City Council approved amendments on January 15, 2004 that incorporate federal accessibility standards in the Visitability Ordinance. City staff have drafted amendments that would adopt the 2003 International Building Code multi-family standards for all new multi-family development. The City Council will consider these amendments in 2005. On June 10, 2004, the City Code was changed with the Human Rights Commission to add "gender identity" to the classifications protected against discrimination.

Revisit the Fair Housing Ordinance	
Expand protection against discrimination based on source of income (ex. Section 8 vouchers)	S.M.A.R.T. Housing™ addresses this by making more low-income housing available in mixed-income neighborhoods. There have also been fair housing forums which seek input on these issues with HACA and apartment representatives during the 2003-04 Action Plan development.

RECOMMENDATION: REVISIT OCCUPANCY STANDARDS IN THE CITY OF AUSTIN

- Revisions to the Uniform Housing Code.**
The City of Austin adopted the Uniform Housing Code – the least restrictive occupancy codes -- in 1988. It is currently considering adoption of the International Building Codes that would establish common residential construction and occupancy standards throughout the country. These provide

clear minimum square footage standards for bedrooms and living areas in all residential construction.

Revisit the occupancy standards	
The City should require that City-funded multifamily projects comply with the least-restrictive occupancy standards	S.M.A.R.T. Housing™ addresses this. The Fair Housing Ordinance applies to City-funded projects.

RECOMMENDATION: INCREASE THE SUPPLY OF ACCESSIBLE UNITS IN THE CITY OF AUSTIN

In Fiscal Year 2003-04, the City of Austin has built 3-units of the 11-unit Manor House facility for low-income persons with mental disabilities. There were 37 rental units completed with non-federal assistance include 35 units of the 176-unit Primrose of Shadow Creek Apartments for low-income elderly families

- **Apartment Surveys.**

The City of Austin has contracted with the Buck Group for plan review and inspection of multi-family development. Fifty multi-family sites came into compliance since the Voluntary Compliance agreement was adopted in October 1997. An additional twenty-two sites came into compliance between with applicable accessibility standards October 2003 and September 2004.

- **City Visitability Standards.**

S.M.A.R.T. Housing™ stipulates that all single-family units meet standards reflected in the City's Visitability Ordinance and that all multifamily units comply accordingly. The initiative has resulted in the construction of more than 4,000 new housing units over the past three years. Eighty-two percent of the units completed in 2003-04 were reasonably-priced, and all meet Green Building, accessibility/visitability, and transit-oriented standards. In FY 2003-04, there were 4,834 units certified and 1,612 units completed. All new single-family and duplex units are visitable. At least 10 percent of the multi-family units are accessible and at least 25 percent of the multi-family units are adaptable. All ground-level single-family, duplex, and triplex construction is required to be visitable. Austin's Visitability Ordinance requires new single-family dwellings, duplexes, and triplexes constructed with city assistance to utilize design features that provide accessibility and usability for visitors with disabilities. This year, 599 visitable homes were completed and made available for Austin homebuyers. In addition, 1,013 multi-family units were completed in FY 2003-04, 102 accessible (10 percent); 254 adaptable (25 percent), as mentioned previously.

- **Voluntary Compliance Agreement.**

The Buck Group has performed accessibility reviews and/or inspections at 75 separate multi-family developments over the past six years. Following are the results:

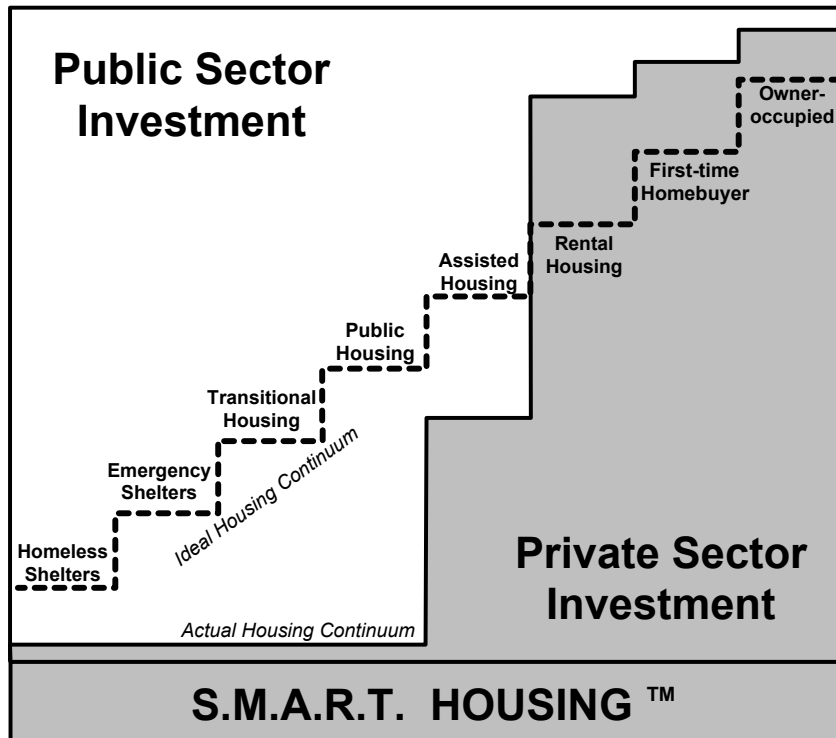
- 17 sites were subject to Section 504 standards
- 43 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- Three sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
- Four sites will receive plan review services only since no federal funding or S.M.A.R.T. Housing™ assistance will be provided.

This means that 50 of the 75 sites are in compliance at the end of fiscal year 2003-2004. Only two sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002.

Increase the supply of accessible units	
The City should develop a coordinated enforcement mechanism to ensure that accessibility regulations are followed	Visitability Inspector position funded by City Council for FY 2004-05.
The City should include outreach to people with disabilities in its Affirmatively Furthering Fair Housing Marketing Plans	The City's Affirmative Marketing Plan does include outreach to people with disabilities. In addition, NHCD lists apartments and home sales on the NHCD website which is specially coded for access to persons with disabilities (Section 508 compliant); Information and Referral program refers clients to accessible and affordable housing (single and multi-family); run a slide on Ch. 6 that targets individuals seeking an accessible place to live.
The City should commit to increase the required number of accessible units in City-funded multifamily projects to 10%	S.M.A.R.T. Housing™ addresses this.
The City should continue to work with disability groups to ensure that the City's accessibility goals are being pursued and met.	NHCD and AHFC works with ADAPT, Mayor's Committee for People with Disabilities and ADA Compliance and United Cerebral Palsy of Texas.



AFFORDABLE HOUSING REPORT



It was recognized that the Housing Continuum established in the 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As needs and strategies to address the needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services. This Continuum serves as the framework for investment to coordinate housing programs through the community and to assist residents in moving into the private housing market.

The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, homebuyer housing, and owner-occupied housing.

The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum provides a framework for collaboration and partnerships among formerly competing interests.

After review of community needs and HUD’s definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding. HUD defines high priorities as those programs that will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority in Austin.

Federal Requirements: Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in fiscal year 2003-04 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments with proposed goals for the 2003-04 reporting period, efforts to address “worst-case needs”, and the accessibility needs of persons with disabilities.

The City of Austin uses a continuum to link housing programs through the community and to assist residents in moving into the private housing market. The continuum extends across eight categories – from homeless services, emergency shelters, transitional housing, public and assisted housing, rental, first-time homebuyer to owner-occupied housing. The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) for programs to develop affordable rental housing; housing for homeownership; and housing rehabilitation of owner-occupied homes; in addition to the Tenant-Based Rental Assistance Program, and numerous non-federally funded housing programs.

Homeless and Emergency Shelter services are provided through Travis County/City of Austin Health and Human Services Department (HHSD) using Emergency Shelter Grant (ESG) funds. These programs serve hundreds of people with dire housing needs. HHSD also provides operational support to homeless service providers and offer support services to Austin residents who are living with HIV/AIDS and their families.

Creating and retaining affordable housing opportunities remains the critical need of Austin’s low and moderate-income residents. The City of Austin continues to invest City General Fund dollars to supplement the resources provided by HUD. The Austin Housing Finance Corporation continues as the lead for housing production for the City of Austin and operates programs that impact the supply of affordable housing and assist low-moderate income clients.

Considering the use of all funds and programs available for affordable housing, production in the first three years is at levels in line with the five-year production goal of the 5 year Consolidated Plan.

Progress comparing actual accomplishments with proposed goals fro FY 2003-04 is summarized in Table 2.1, and narrative descriptions are included in the following Continuum of Housing section.



CONTINUUM OF HOUSING

CAPER FY 2003-04**Chapter 2: Continuum of Housing Services****Table 2.1: Housing Accomplishments and Goals**

CONTINUUM OF HOUSING	PROGRAMS/PROJECTS/ACTIVITIES	FUNDING SOURCE	PROJECTED PROGRAM LEVEL FY 2003-04 (Estimated plus Funding FY 02-03)	TOTAL AMOUNT AVAILABLE FY 03-04	PROJECTED HOUSEHOLDS SERVED	EXPENDED	ACTUAL HOUSEHOLDS SERVED
Homeless/Emergency Shelter	Shelter Operation and Maintenance	ESG	\$ 133,602	\$ 133,602	2,269	\$ 133,935	1855
	Homeless Prevention Services		\$ 20,000	\$ 20,000	70	\$ 20,000	67
	Homeless Essential Services		\$ 87,000	\$ 112,716	2,610	\$ 87,479	1066
	Transitional Housing (Homeless)		\$ 35,898	\$ 67,894	250	\$ 70,897	51
Assisted Housing	Tenant-based rental assistance	HOME/HTF	\$ 537,000	\$ 800,438	75	\$ 561,939	104
	Housing for People with HIV/AIDS:	HOPWA					
	Rent, Mortgage, and Utility Assistance		\$ 683,105	\$ 806,762	632	\$ 721,954	566
	Residential Support Services		\$ 275,255	\$ 490,206	19	\$ 475,323	100
Rental Housing	Rental Development Services	HOME					
	Rental Hsg. Development Assistance		\$ 15,090	\$ 2,325,863		\$ 1,420,843	
		CDBG	\$ 793,807	\$ 1,175,125	125	\$ 319,373	105
		GF-CIP	\$ 190	\$ 190		\$ -	
		HTF	\$ 500,000	\$ 1,350,000		\$ 545,603	37
	Architectural Barrier Program	CDBG	\$ -	\$ 499,810		\$ 187,087	# 79
	Anderson Hill Redevelopment (rental)	HOME	\$ 1,780,028	\$ 1,112,749		\$ -	0 households
First-Time Homebuyer	Homebuyer Assistance	CDBG		\$ 2,716		\$ 2,716	
	Down Payment Assistance	HOME	\$ 1,610,435	\$ 2,413,193	200	\$ 1,181,483	181
	Homeownership Development						
	Acquisition & Development	FEDERAL					
		CDBG	\$ 364,287	\$ 1,241,975	100	\$ 229,858	31
		HOME	\$ 406,386	\$ 767,837		\$ 258,885	
		HOME (CHDO)	\$ 705,027	\$ 1,384,871		\$ 323,166	
		CDBG-Rev. Loan	\$ 144,638	\$ 285,000		\$ 285,000	
		HOME Match	\$ 749,542	\$ 749,542		\$ -	
		PI (HOME)	\$ 463,275	\$ 75,667		\$ 75,667	
		NONFEDERAL					
		GF-CIP	\$ 781,450	\$ 2,180,794		\$ 1,867,656	82
		HAF sales proceeds	\$ 1,000,000	\$ 1,550,000		\$ 542,405	
		HTF	\$ 100,000	\$ 100,000	5	\$ -	
Owner-Occupied Housing	Anderson Hill Redevelopment	HOME	\$ -	\$ 1,119,339		\$ 12,542	
	Juniper/Olive Street Townhomes	PI (CDBG)	\$ 803,729	\$ 382,372	7	\$ 57,785	0 households
	NHS Projects	HOPE III proceeds	\$ 232,940	\$ 232,940	8	\$ 111,909	0 Households
	Housing Rehabilitation Services	CDBG					#
	Architectural Barrier Program		\$ 853,515	\$ 2,263,609	563	\$ 990,021	385
	Emergency Repair Program	CDBG	\$ 1,000,000	\$ 1,126,177	475	\$ 934,448	541
	Homeowner Rehabilitation Loan Program	CDBG	\$ 440,932	\$ 844,961		\$ 394,589	
	(Match for Lead Hazard Control Program)		\$ 63,000	\$ 231,384		\$ 231,384	
			\$ 50,000	\$ 50,000	21	\$ -	8
	(Match for Lead Hazard Control Program)	HOME	\$ 175,000	\$ 1,402,397		\$ 387,577	
	Materials Grants Program	HTF	\$ 75,000	\$ 87,626	25	\$ 25,515	19
		HAF	\$ 21,483	\$ 21,483		\$ -	
	Housing Rehabilitation Challenge Fund	HTF	\$ 300,000	\$ 300,000	N/A	\$ -	N/A
S.M.A.R.T.™ Housing	S.M.A.R.T.™ Housing Review Team	GF-CIP	\$ 500,000	\$ 790,758	1,500	\$ 361,090	1612
	S.M.A.R.T.™ Housing Initiative	EDI	\$ 35,000	\$ 49,679		\$ 26,326	
Lead Hazard Control	Lead-Based Paint Program	LHCG	\$ 1,851,741	\$ 1,749,081	44	\$ 690,405	51
Housing Bond Programs	Single Family Bond Programs	Bonds	\$ 5,000,000		50		82
	Multifamily Bond Programs	Bonds	\$ 15,000,000		302		256
Pilot Program	Mortgage Writedown	HTF	\$ 100,000	\$ 100,000	5	\$ -	0 Households
Austin Energy	Holly Good Neighbor Program	Austin Energy	\$ 626,947	\$ 626,947	24	\$ 204,724	24
TOTAL Households Served: All Housing Programs			\$ 38,315,302	\$ 31,025,703	9,350	\$ 13,739,584	7,302

See Architectural Barrier Removal Homeowner and Rental for complete accomplishments (464).

FEDERALLY-FUNDED HOUSING PROGRAMS**CONSOLIDATED PLAN HOUSING GOALS 2000-2005**

Amended Consolidated Plan Goal:	Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by: Four thousand (4000) households will gain and/or retain housing
Amended Consolidated Plan Strategies:	<ul style="list-style-type: none"> • Link housing services through a continuum from homelessness to homeownership • Increase the supply of affordable, adaptable, accessible units, particularly rental units • Retain affordable housing stock through rehabilitation and construction programs • Increase nonfederal resources in order to create and retain more affordable housing units • Facilitate regulatory reform to reduce institutional barriers to housing development • Expand the capacity of nonprofit housing developers

Homeless/Emergency Shelter

The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live. These services are described below.

Homeless Shelter

(See Chapter 3: Public Facilities)

ESG Program Administration (*IDIS Project #4039*):

A total of \$15,007 in ESG funds was expended in FY 2003-04 to support the administration of the ESG funds and activities. The Action Plan goal was met. See the Continuum of Care narrative in Chapter 1 Certifications section for more information about how ESG funds fit into the community's Continuum of Care plan.

Shelter Operation and Maintenance (*IDIS Project #4026, 4028, 4029, 4030, 4031, 4032, 4033*)

Project Description: "Emergency shelter" means "any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless" (24 CFR, Section 576.3). The City contracted with four agencies to provide emergency shelter:

- Casa Marianella: for homeless men and women and children who are Spanish-speaking
- LifeWorks for homeless youth

- Push-Up Foundations, Inc.: for homeless single men, single women, and women with children who are exiting drug treatment [Shortened lengths of stay by clients of this program led A/TC HHSD to classify this activity as emergency shelter rather than transitional housing for FY 03-04.]
- SafePlace: for homeless single adults and families who have experienced domestic violence

Accomplishments/Status of Activity: During FY 2003-04, 1,855 persons were provided temporary, emergency shelter with supportive services. A total of \$133,935 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal (2,269 persons) was not met. The 414 difference in accomplishments reflects the fact that in 3 activities (Casa Marianella, Push-Up, and SafePlace), people spent more time in the shelters than anticipated; those longer lengths of stay meant fewer people were served although the same number of “bed nights” were provided.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
	Shelter Operation & Maintenance	High	ESG	\$133,602	2,269 households	\$133,935	1,855 households

Homelessness Prevention Services/Emergency Assistance (IDIS Project #4035)

Project Description: Homeless Prevention Services/Emergency Assistance provides emergency assistance to individuals who are at risk of becoming homeless due to eviction, foreclosure, termination of utility services, or temporary financial problems. For FY 2003-2004, ESG funds for homelessness prevention will be spent to provide legal assistance related to housing and public benefits issues. All clients served have low- to moderate- incomes and most are 50 percent MFI or below.

Accomplishments/Status of Activity: In FY 2003-04, the City contracted with one agency, Texas RioGrande Legal Aid (“TRLA”--formerly Texas Rural Legal Aid), to provide Homeless Prevention services in the form of legal advocacy. During FY 2003-04, TRLA used ESG funds to provide homeless prevention services to 67 unduplicated persons. A total of \$20,000 of ESG funds was used to support this activity and was leveraged with other public and private funds. The Action Plan goal was met.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
Texas Rural Legal Aid	Homeless Prevention Services	High	ESG	\$20,000	70 households	\$20,000	67 households

Homeless Essential Services (IDIS Project #4024, 4027, 4034, 4036)

Project Description: Essential services are supportive services such as case management, mental health care, primary health care, public health care, and legal assistance that homeless individuals and families may need to help them move out of homeless situations. All clients served have low- to moderate- incomes and most are 50 percent MFI or below. The City awarded funds to four groups to provide essential services:

- City of Austin, Community Care Services Department, Primary Care Division, Homeless Health Clinic—provides acute care medical services to homeless persons

CITY OF AUSTIN**CAPER FY 2003-04****CHAPTER 2: CONTINUUM OF HOUSING SERVICES**

- Austin/Travis County Health and Human Services Department (HHSD), Public Health Division, Communicable Disease Unit--provides Quantiferon testing for tuberculosis, TB skin testing, HIV testing, and testing for sexually transmitted diseases
- LifeWorks—provides case management to homeless youth
- Texas RioGrande Legal Aid (“TRLA”, formerly Texas Rural Legal Aid)—provides legal assistance to homeless persons

Accomplishments/Status of Activity: A total of 1,066 homeless individuals received essential services during the fiscal year. Total funds expended were \$87,479. The Action Plan goal (2,610 persons) was not met. The 1,544 difference occurred in part because the Action Plan goal was based on the number of households served in the total program (ESG plus other funds). When adjusted to reflect a goal based on households served with only ESG funds, the goal should have been 1,435. HHSD’s Communicable Disease Unit served 625 households with Quantiferon testing for tuberculosis, while their goal was to serve 1,100 households with Quantiferon testing and/or tuberculosis screening. The difference of 475 between Action Plan goals and Actual Accomplishments reflects the fact that the number of households receiving tuberculosis screening was not tracked by CDU during the year and was, therefore not reportable at the end of the contract period.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Accomplish -ments	Expended	Actual Accomplish ments
	Essential Services	High	ESG	\$87,000	2,610 households	\$87,479	1,066 households

Transitional and Assisted Housing
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The purpose of transitional housing services is to provide temporary housing for up to 24 months for eligible residents so that they have shelter and can be placed in permanent housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Project (TBRA). Neighborhood Housing and Community Development (NHCD) passes Emergency Shelter Grants, HOME, and Housing Opportunities for People With AIDS (HOPWA) grant funds to the Austin/Travis County Health and Human Services Department (HHSD) for several transitional housing activities including: Rental, Mortgage & Utility Assistance for People Living with HIV/AIDS, Residential Support Services for People Living With HIV/AIDS, Intensively Supervised Transitional Housing With Supportive Services, and Homeless Transitional Housing. Eligible services may include rental assistance, information & referral, acquisition, relocation assistance, demolition, new construction, renovation, loans, inspections, and lead testing/abatement.

Tenant-Based Rental Assistance Project (*IDIS# 4095*)

Project Description: The Tenant-Based Rental Assistance (TBRA) project provides rental-housing subsidies and security deposits to homeless persons with incomes at or below 50 percent of the median family income. Assisted persons/households are referred through the Passages Program and are provided appropriate supportive services to meet special needs and to assist in the attainment of independent living. The Passages Program provides services to the homeless, through collaborations of six service providers: Salvation Army, LifeWorks, SafePlace, Caritas, Foundations for the Homeless, and Austin Families. Homeless persons transition from emergency shelters and transitional housing to rental housing/permanent housing, through the TBRA project. TBRA has been an indispensable step in housing continuum, and directly impacts the transition to permanent housing and independent living.

Accomplishments/Status of Activity: The Tenant-Based Rental Assistance (TBRA) program provided rental-housing subsidies to homeless persons referred through the Passages Program.

The 2003-04 goal of providing subsidies to 75 households was exceeded by more than 39%; a total of one-hundred-four (104) subsidies were provided to eligible households. An average of 48 rental subsidies were maintained each month, and fifty-seven (57) new (unduplicated) subsidies were provided to low income/homeless persons in the Austin area. Rental subsidies were issued to households for a term of not less than twelve (12) months. While security deposits were identified in the Action Plan FY 2003-04, it was determined that the program could provide more assistance to more households by directing funds to only provide rental subsidies. Security deposits were not included in the FY 2004-05 Action Plan.

During the 2003-04-program year, 95% of all new subsidies were provided to households/persons whose incomes were at or below 30% of the median family income (MFI) for the Austin San-Marcos MSA. The remaining 5% of subsidies were provided to households near the 50% MFI.

Rents were estimated at \$906 per month for the 2003-04 program year, using median rents recorded in the TBRA program statistics. However, there was an overall decline in area median rents, and actual median contract rents under TBRA were recorded at \$788 per month. Thus, overall program costs declined during the program year and resulted in cost savings that will be carried forward and applied to additional subsidies during the FY 2004 - 05 program year.

According to the Continuum of Care Report, persons whose incomes are at or below 30% MFI are significantly impacted by a critical lack of affordable housing. TBRA provided subsidies for rental housing otherwise priced beyond the resources of persons with incomes at or below the 30% MFI. Rental subsidies are necessary to make housing affordable to persons with extremely low income. To realize a more significant diminution of *rent burden*, rent subsidies are imperative to households whose income are low/extremely low.

Continuum of Care Gap Analysis (conducted through Passages collaboration) provided an assessment on the needs of the homeless to provide strategic planning and services to fill gaps and identify unmet need/gap in permanent, supportive housing. Through collaborations with the Housing Authority City of Austin and the Passages Program, the City has continued directing TBRA services to homeless persons, maintaining the homeless preference for the TBRA program. TBRA has been an indispensable step in housing continuum, and directly impacts the transition from homelessness and emergency shelters to permanent housing and independent living.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
Tenant-Based Rental Assistance	N/A	High	HOME	\$537,000	75 households	\$561,990	104 households

Operations and Maintenance: Homeless Transitional Housing (IDIS#4025)

Project Description: The City contracted with one agency to provide transitional housing:

- Community Partnership for the Homeless for homeless veterans

Accomplishments/Status of Activity: During FY 2003-04, 51 persons were provided transitional housing with supportive services. A total of \$35,898 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal (250 persons) was not met. The 199 difference in accomplishments reflects the fact that the activity's goal was inaccurate and adjusted after the Action Plan was written. The actual goal for the activity in FY 2003-04 was 35; therefore, the activity exceeded its actual goal by 16 households.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
Community Partnership for the Homeless	Transitional Housing	High	ESG	\$35,898	250 households	\$70,897	51 households

Rent, Mortgage, and Utility Assistance for People Living with HIV/AIDS (IDIS# 4045)

Project Description: This project provides partial or whole monthly payments, depending on actual needs, to People Living With HIV/AIDS (PLWH/A). The money is paid directly to landlords and utility companies on behalf of eligible clients and their families to prevent them from becoming homeless or being without essential utilities.

Accomplishments/ Status of Activity: At year-end, the program had served a total of 566 clients, accomplishing 97% of the goal in the action plan. The shortfall was partly due to additional eligibility criteria for case management used by the agency that serves more than half of the applicants.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
AIDS Services of Austin	Rent, Mortgage, and Utility Assistance	High	HOPWA	\$683,105	632 households	\$721,954	566 households

Residential Support Services (HOPWA) (IDIS# 4044)

Project Description: This project provides apartment-style housing with 24-hour supportive services to PLWH/A clients and their families who are of low- or very low- income. Supportive services include: meals, homemaker services, personal assistance, counseling, client advocacy, and transportation.

Accomplishments/ Status of Activity: The Supportive Housing Program was able to serve a total of 67 unduplicated clients and 33 family members utilizing 42 housing units during the period October 1, 2003 through September 30, 2004. They were able to serve more clients than expected because of the success in placing clients in permanent housing, freeing up apartments, which allowed placement of additional clients more rapidly than anticipated.

Project Transitions meets the objective of providing affordable housing by following the HUD guidelines of charging 30 percent of current income to all residents. If a resident has no income, there is no charge. Residents are assisted in applying to other affordable housing options and to utility, deposit and other resources that help sustain them in housing.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
Project Transitions	Residential Support Services	High	HOPWA	\$275,255	19 households	\$475,323	100 households

Public Housing

The purpose of Public Housing is to provide and maintain existing governmentally financed residential, rental housing for use by qualified low-income persons. The Public Housing component is administered through the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County.

Rental Housing

The purpose of the rental housing services is to provide construction and financial services to eligible organizations in order to produce or retain reasonably-priced rental units and rental housing for special needs populations, such as the elderly.

Rental Development Services Project

Project Description: Rental development services are provided through the AHFC and include two main program areas: Rental Housing Development Assistance, and Multi Family Bonds.

Rental Development Services activities may provide low interest loans and limited grants for acquisition, relocation assistance, demolition, new construction, rehabilitation, reconstruction, inspections, lead testing/abatement, information & referral, issuance of 501(c)3 bonds and private activity bonds, and refunding of both 501(c)3 and private activity bonds. AHFC rental development services are more fully described as follows:

- **Rental Housing Development Assistance (RHDA) Activity** (*IDIS# 2699, 2858, 2863, 2870, 2896, 3338, 3769, 3770, 3771, 3772, 3773, 3792, 3802, 3804, 3884*)

Activity Description: This Project provides CDBG, HOME and City of Austin Housing Trust Fund loans on a City-wide basis to create and retain affordable rental units. This activity provides below-market rate financing to developers including Community Housing Development Organizations (CHDOs) for the acquisition, development, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. At least 15 percent of the annual HOME funding allocation received by the City of Austin is set aside under RHDA for projects developed or owned by CHDOs.

RHDA will work with lenders and developers to leverage City and Federal funds, reducing the cost of capital for the development of multifamily units. Using bond financing, as well as S.M.A.R.T.™ Housing fee waivers to reduce development costs, the City through the Austin Housing Finance Corporation may act as a joint venture partner with nonprofit and for-profit developers to convert surplus tracts of land into affordable rental housing.

Accomplishments/Status of Activity: In FY 2003-04, RHDA program financing facilitated the completion of 142 rental units exceeding the FY 2003-04 Action Plan goal of 125 units. Of the 142 units completed, 105 units were assisted with federal funds and 37 units were assisted with non-federal funds. Rental units completed include those for homeless families, elderly households and persons with mental disabilities.

The 105 federally assisted units include 81 units of the 85-unit Garden Terrace Apartments for homeless individuals, 12 units by the Guadalupe Neighborhood Development Corporation for low-

and moderate-income families, 9 units by the Blackland Community Development Corporation for low- and moderate-income families, and 3 units of the 11-unit Manor House facility for low-income persons with mental disabilities. All 105 federally assisted units were occupied by families with yearly incomes of or below 50% of the area's MFI of which 63 units were occupied by families with incomes of or below 30% MFI.

The 37 rental units completed with non-federal assistance include 35 units of the 176-unit Primrose of Shadow Creek Apartments for low-income elderly families, and 2 units of the 11-unit VinCare Services facility for homeless families. All 37 units were occupied by families with yearly incomes of or below 60% MFI of which 18 units were occupied by families with incomes of or below 50% MFI, and an additional 13 units by families with incomes of or below 30% MFI.

In summary, in FY 2003-04, the RHDA program facilitated the completion of 142 rental units exceeding the FY 2003-04 Action Plan goal of 125 units. All 142 units were occupied by families with yearly incomes of or below 60% MFI of which 60 units were occupied by families with incomes of or below 50% MFI, and an additional 76 units by families with incomes of or below 30% MFI.

- **Anderson Hill Redevelopment – Rental**

Activity Description: The Anderson Hill Redevelopment activity will construct units in the Anderson Hill neighborhood of central east Austin. The City will be responsible for the construction of the units and will manage the rental units until ownership is transferred to the Anderson Community Development Corporation.

Accomplishments/Status of Activity: There was no production scheduled for fiscal year 2003-04. This is one part of a project in the Anderson Hill neighborhood that will produce units in a future funding cycle. As stated in the 2004-05 Action Plan, there was pre-construction planning occurring in 2003-04.

Architectural Barrier Removal (ABR) – Rental Activity

Please refer to the Owner-Occupied section for information about the ABR rental activity on page 2-23.

Rental Development Program Proposed Accomplishments: In 2003-04, the Rental Development Program assisted in the acquisition or construction of 142 rental units for low to moderate-income households.

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Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish-ments	Expended	Actual Accomplish ments
Rental Development Project	RHDA	High	Federal: HOME, CDBG	\$1,309,087	125 Households	\$1,420,843	105 Households
			Non-Federal: GF-CIP HTF			\$319,373	37 Households
	Anderson Hill-Rental		HOME	\$1,780,028	0 Households	\$0	0 households

Multi Family Bond Project

Project Description: The bond program activities are further described under the description of the non-federally funded housing programs.

First-Time Homebuyer Housing

Housing assistance services for first-time homebuyers are provided by the AHFC through the Homebuyer Assistance Services and Homeownership Development Services. First-time homebuyer projects are more fully described below.

Homebuyer Assistance Project

Project Description: Homebuyer Assistance Project provides services for first-time homebuyers with low- and moderate- income to purchase a home. Eligible services may include lending of down payment, closing costs, and prepaids, the provision of mortgage credit certificates, inspections, foreclosure prevention lending, and information & referral. Specific lending service activities are as follows:

- **Down-Payment Assistance** (*IDIS #s: 3873, 3907, 3922, 3924, 3926, 3927, 3928, 3929, 3931, 3932, 3937, 3938, 3939, 3941, 3944, 3967, 3968, 3969, 3970, 3971, 3976, 3977, 3978, 3979, 3980, 3981, 3983, 3984, 3985, 3987, 3989, 3992, 3993, 3994, 3997, 4006, 4007, 4008, 4009, 4010, 4012, 4016, 4018, 4019, 4022, 4037, 4038, 4040, 4041, 4051, 4052, 4053, 4054, 4056, 4057, 4058, 4059, 4061, 4064, 4065, 4066, 4069, 4073, 4074, 4083, 4086, 4087, 4089, 4090, 4091, 4092, 4111, 4112, 4113, 4119, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4129, 4132, 4133, 4134, 4136, 4137, 4138, 4139, 4141, 4142, 4143, 4144, 4147, 4148, 4149, 4150, 4151, 4152, 4154, 4155, 4156, 4160, 4162, 4165, 4167, 4168, 4171, 4172, 4173, 4174, 4176, 4177, 4178, 4179, 4184, 4187, 4190, 4191, 4192, 4193, 4194, 4195, 4198, 4199, 4202, 4204, 4206, 4207, 4208, 4209, 4210, 4211, 4215, 4217, 4218, 4219, 4221, 4222, 4225, 4226, 4228, 4229, 4230, 4232, 4233, 4235, 4236, 4238, 4239, 4240, 4241, 4242, 4245, 4246, 4249, 4250, 4252, 4254, 4255, 4256, 4258, 4259, 4263, 4264, 4267, 4269, 4273, 4274, 4277, 4278, 4279, 4280, 4281, 4282, 4283, 4285, 4286, 4287, 4289*)

Activity Description: This activity provides HOME sponsored deferred, zero-interest loans to low- and moderate- income homebuyers to assist with the down payment, closing costs, and pre-paids of their home purchase. The amount of assistance per household will be in an amount not to exceed \$5,000 based on need. An additional \$1,000 may be applied if the applicant is applying for Mortgage Credit Certificates through the City of Austin and Austin Housing Finance Corporation. Clients acquire their own financing through a lender and AHFC will take a non-assumable secondary lien position.

Clients' gross annual incomes will be certified as defined by HUD in 24 CFR Part 5. The Part 5 definition of annual income includes the total gross income of all adults in the household anticipated during the coming 12-month period. Clients must provide their four most recent consecutive pay stubs and W-2 forms and tax returns from the past two years. Clients must also execute a notarized income affidavit statement.

Accomplishments/Status of Activity: For Fiscal Year 2003-04, a total of 181 families were assisted. Households served were 2 percent extremely- low income, 27 percent to low income; and 71 percent low- to moderate- income. Due to recent availability of other down payment assistance programs and increasing interest rates, there was reduced demand for down payment assistance during FY 2003-04.

- **HOME Mortgage Assistance (Mortgage Credit Certificates):** This activity is more fully described later in this chapter (see non-federally funded housing).

An educational component is required for homebuyers applying for Down Payment Assistance or Mortgage Credit Certificates.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish -ments	Expended	Actual Accomplish ments
Homebuyer Assistance	Down Payment Assistance, Mortgage Lending	High	CDBG HOME	\$1,610,435	200 households	\$2716 \$1,181,483	181 households

Homeownership Development Project

Project Description: The Homeownership Development Project works with non-profit and for-profit developers, lenders, and homebuilders to leverage City and Federal funds to create affordable homeownership opportunities for first-time homebuyers with household income of 80 percent or less of the Austin-San Marcos MSA Median Family Income. Eligible activities may include: acquisition of land and houses, new construction, demolition, rehabilitation, lead testing/abatement, construction financing, gap financing, inspections, information and referral, relocation assistance, and homebuyer loans. Project activities are more fully described below:

- **Acquisition & Development:** (IDIS #: 2334, 2625, 2885, 3229, 3392, 3394, 3611, 3612, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3626, 3627, 3664)

Activity Description: AHFC will provide financing and technical assistance for the purchase of existing lots and land to be subdivided and developed into lots for the construction of new, affordable housing. The City, through the Austin Housing Finance Corporation, uses low interest repayment loans, S.M.A.R.T.™ Housing fee waivers (see Non-Federally Funded Activities), and consultation to reduce development costs and time frames. Land planning and engineering of surplus tracts of land into affordable lots for owner-occupied and rental housing are pursued on an ongoing basis. The Acquisition & Development loan proceeds are designated as revolving loan funds in FY 2003-04. As a designated revolving loan fund, proceeds from the repayment of loans can only be used to provide additional loans for projects that meet program requirements.

The Anderson Hill Redevelopment program will construct new single-family housing units in Anderson Hill neighborhood of central east Austin. The Austin Housing Finance Corporation (AHFC) will manage the construction, marketing and sale of the properties.

Accomplishments/Status of Activity: AHFC provides low and no interest rate financing and other incentives to builders of reasonably priced housing. AHFC also conducts an affordable housing infill building program. In 2003-04 AHFC provided assistance from federal sources to 31 households whose income was 80% or below the Austin Median Family Income, which did not meet the established goal of 100 assisted households. This discrepancy occurred since the goal was established while taking federal and non-federal fund sources into account. Non-federal fund sources accounted for 82 additional households being served during the year, however due to the

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type of loans negotiated with the developers and builders, demographic information was not collected by AHFC for these units.

In fiscal year 2003-04, Anderson Hill Redevelopment activity did not produce any new units. AHFC was striving to create more affordable housing in gentrifying neighborhoods in general, and in Anderson Hill in particular, in fiscal year 2003-04 as part of the Consolidated Plan process. Identifying more ambitious affordability goals resulted in a slow down in housing production.

In 2004-05, AHFC will construct a total of 6 reasonably-priced units in Anderson Hill. These homes will be made available to families earning no more than 80 percent of MFI. Any program income will be used to facilitate the development of rental and/or ownership units.

AHFC will provide financing for homeownership activities developed by certified Community Housing Development Organizations (CHDOs). At least 15 percent of the City of Austin's HOME allocation will be reserved for financing CHDOs. In addition, NHCD will implement a CHDO Capacity Building Program in 2004-2005 that will assist CHDOs in increasing the number of new units built from 11 new S.M.A.R.T. Housing™ reasonably-priced homes completed in 2003-2004 to 15 new units in 2004-2005.

- **Anderson Hill Redevelopment - Juniper/Olive Street**

Activity Description: Juniper/Olive Street Historic District Affordable Housing Project is another part of the Anderson Hill Redevelopment activity. This part of the activity will use CDBG program income to renovate and use CDBG and private funds to construct up to 17 housing units. The existing structures will be renovated to Department of Interior Standards for historic structures. The Austin Revitalization Authority (ARA) will manage the construction, marketing and sale of the properties.

Accomplishments/Status of Activity: The Austin Revitalization Authority has started the construction of 4 new single-family units along with the renovations of 3 historical units. All 7 units are scheduled to be completed by April 2005. This is a 17-unit project the remaining 10 units are scheduled to be completed within the next 18 months. All units would be marketed to persons at or below 80 percent Median Family Income (MFI).

- **Neighborhood Housing Services (NHS)/St. Johns Development Project**

Project Description: The Neighborhood Housing Services of Austin (NHS) Development Project 2003 will create housing for first-time low-to moderate- homebuyers in the St. John's neighborhood. This is a continuing partnership between NHCD and NHS to both provide housing opportunities for income-eligible households and develop the organizational capacity of NHS.

Accomplishments/Status of Activity: This project completed no construction in 2003-2004.

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Homeownership Development Services Program Proposed Accomplishments:

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
Home ownership Development	Acquisition Development		HOME CDBG, CDBG PI	\$4,614,605	100 households	\$887,861	31 federal
			GF-CIP, HAF Sales, HTF			\$2,410,061	82 nonfederal 113 Total Households
	Anderson Hill- (Juniper/ Olive St.)		HOME, PI CDBG	\$803,729	7 households	\$70,327	0 Households
	St. John's Development Project/ NHS		HOPE III Proceeds	\$232,940	8 households	\$111,909	0 Households

Owner-Occupied Housing

The purpose of owner-occupied housing services is to provide construction and financial services for existing, income eligible homeowners to address building code violations so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services.

Housing Rehabilitation Services Project

Project Description: Housing Rehabilitation Services include the Architectural Barrier Removal (Owner), Emergency Home Repair, Homeowner Rehabilitation Loans, and Material Rebates. Program activities may include inspections, lead testing/abatement, demolition, rehabilitation, reconstruction, materials grants to nonprofit organizations, acquisition and rehab of existing properties, technical assistance, and information and referral. The materials grants activity is discussed later in this chapter. Project descriptions of activities follow:

- **Architectural Barrier Removal (ABR)– Owner and Renter Activity** (*IDIS# 3681, 3682*)
Activity Description: This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal (ABR) activity and the Emergency Home Repair activity collectively. The Austin Housing Finance Corporation (AHFC) oversees the provision of ABR services and may contract with local non-profits to administer the activity. An administrator develops a scope of work approved by the property owner and manages the contracting and inspection of all work. Clients' incomes will be certified using the HUD Section 8 method of income certification.

Accomplishments/Status of Activity: For Fiscal year 2003-2004, a total of 464 families were assisted. Households served were 71 percent extremely- low income, 15 percent to low income; and 14 percent low- to moderate- income. The establishment of a comprehensive procurement process, the City's employment freeze, changes in process and procedures, and the requirement to income-qualify all applicants had an impact in reaching the annual goal.

- **Emergency Home Repair (EHR) Activity** (*IDIS 3988*)
Activity Description: This Project provides CDBG grant funding to make repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. An administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contracting and inspection of the work. No more than \$5,000 in grants, per home per year, can be provided to a single home through Architectural Barrier Removal and Emergency Home Repair collectively. AHFC oversees Emergency Home Repair and currently contracts with the Austin Area Urban League to administer the services. Clients' incomes will be certified using the HUD Section 8 method of income certification.

Accomplishments/Status of Activity: For the Fiscal Year 2003-04, the Emergency Home Repair program served 541 owner-occupied households. The original Action Plan goal was 475 households. The contractor's efficient performance and considerable experience allowed the goal to be exceeded by 9%.

- **Homeowner Rehabilitation Loan Activity** (*IDIS # 3287, 3322, 3340, 3465, 3476, 3511, 3520, 3574*)

Activity Description: This Project provides CDBG low interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. Homeowners earning incomes at 80 percent of the median family income or below are considered income-eligible. In fiscal year 2003-04, the activity will provide deferred interest loans of up to \$50,000 per home for rehabilitation. This amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint. In cases where it is economically infeasible to rehabilitate the units, the activity will finance the reconstruction of a replacement home. Deferred interest loans for housing reconstruction will not exceed \$85,000 per home.

The Homeowner Rehabilitation Loan Project proceeds are designated as revolving loan funds in FY 2003-04. Revolving loan proceeds may only be used to provide additional homeowner rehabilitation loans that meet program guidelines. Clients' annual gross incomes will be certified as defined by HUD in 24 CFR Part 5. The Part 5 definition of annual income includes the total gross income of all adults in the household anticipated during the coming 12-month period. Clients must provide their four most recent consecutive pay stubs and W-2 forms and tax returns from the past two years. Clients must also execute a notarized income affidavit statement.

Accomplishments/Status of Activity: During Fiscal year 2003-04, a total of 8 units were completed and conveyed to low- to moderate-income-eligible owners. Very-low-income families comprised 25% percent of those served, while 25% percent went to low-income and the remaining 50% percent went to low to moderate income families. The establishment of a comprehensive procurement process and the application of Lead-based paint regulations reduced the number of completed projects during FY 2003-04.

- **Materials Rebate Activity**

Activity Description: This Project provides grants from unrestricted funds to eligible non-profit organizations to recover the cost of materials to repair homes of low-income families. This is accomplished by providing rebates to the non-profit organizations for materials required to make the home livable for income-eligible households.

Accomplishments/Status of Activity: A total of 19 households were served in FY 2003-04. Household income of families receiving grants were 60 percent or below HUD's area median income, adjusted for family size, and received no more than \$5,000 per household. The reduced number reflects the reduction in participating nonprofit organizations. The Blackland Community Development Corporation elected not to participate.

- **Housing Rehabilitation Challenge Fund**

Please refer to the Non-Federally Funded Housing Services section for the activity description on page 2-20.

Homeowner Rehabilitation Services Accomplishments/Status of Activity: The Homeowner Rehabilitation Program served a total of 1032 eligible low-income homeowners in fiscal year 2003-04.

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Homeowner Rehabilitation Services Proposed Accomplishments

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish-ments	Expended	Actual Accomplishment s
Homeowner Rehabilitation	Architectural Barrier Removal	High	CDBG, CDBG -RL, HTF, HAF HOME ,	\$853,515	563 households	\$90,021	79 Rental 385 Homeowner 464 Total Households
	EHR (Urban League)			\$1,000,000	475 households	\$34,448	541 households
	Homeowner Rehab. Loans			\$728,932	21 households	\$1,013,550	8 households
	Materials Grants			\$96,483	25 households	\$25,515	19 households
	Total			\$2,678,930	1,084 households	\$2,963,534	1,032 households

OTHER FEDERALLY-FUNDED PROGRAMS

Lead-Based Paint Abatement Program

Project Description: NHCD was awarded \$1,851,741 in February 2003 by the U.S. Department of Housing and Urban Development (HUD) under the Healthy homes and Lead Hazard Control Program. The objective of the project is to develop a citywide, lead-based paint awareness and abatement program using the Lead Hazard Control Grant for homes built prior to 1978. The program will serve families at all income levels. The goal for FY 2003-04 will be to abate the lead hazard in 44 houses.

Accomplishments/Status of Activity: As of August 2004, the City of Austin conducted 51 abatements, completing and clearing these units for low income households.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
Lead Based Paint	Owner-Occupied/ Rental	High	Lead Hazard Control Grant	\$1,851,741	44 households	\$300,405	51 households

Rehabilitation Grant Activity

Project Description: The AHFC will apply for \$500,000 from the Federal Home Loan Bank's Affordable Housing Program to assist with providing financing to low- to moderate- income households to purchase and rehabilitate existing housing or for homeowners to rehab their principal single-family residence.

Accomplishments/Status of Activity: AHFC did not apply for this grant from the Federal Home Loan Bank's Affordable Housing Program in 2003. The continued low interest rate available to homebuyers precluded implementation of this program. Also, the maximum grant from FHLB-Dallas was reduced to \$300,000 so only four to six homes could be rehabilitated. The program and grant application is being reevaluated for possible future consideration.

Project	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
Rehabilitation	N/A	High	Federal Home Loan Bank	\$500,000 (proposed)	20	N/A	N/A

NON-FEDERALLY FUNDED HOUSING SERVICES

The City of Austin continues its commitment to increase affordable housing opportunities not only with federal funding, but also with City-sponsored resources and services. These City sponsored, non-federal resources are more fully described below:

Housing Bond Project (Please see also Chapter 4: Other Actions)

Project Description: The objective of the Bond programs is to provide below-market financing for both single-family and multifamily housing. Every three years, the City receives authority from the State to issue non-recourse single-family bonds or Mortgage Credit Certificates (MCCs) to assist in the financing of affordable single-family housing. Homebuyers must earn below 115 percent of Median Family Income (MFI) at the time of purchase.

Accomplishments/Status of Activity:

For the fiscal year ended September 30, 2004, the Austin Housing Finance Corporation Single Family MCC program assisted 82 families in purchasing their first home. Of these, 71 families were assisted with the 2000 MCC program and 11 were assisted with the new 2004 program. The average mortgage under the 2000 program was \$114,811, with 68% of the homes purchased being existing homes and 32% being new SMART-certified homes.

Under the new 2004 MCC program, the average mortgage was \$115,601 with 92% being on existing homes and 8% on newly constructed SMART housing certified homes. At the end of FY 2003-04, the program had 14 outstanding MCC commitments leaving 86.7% of the available credit authority for the 2004 MCC program uncommitted.

Table 2. Mortgage Credit Certificates Accomplishment Information

TYPE OF HOUSEHOLD		NUMBER SERVED
Number of persons in household		
	One person households	34
	Two person households	18
	Three person households	13
	Four person households	9
	Five or more person households	8
Demographics		
	White	36
	African-American	6
	Hispanic	34
	Asian-Pacific Islander	1
	Unknown	5
Income Ranges		
	30-45% of MFI	15
	45-60% of MFI	36
	60-75% of MFI	20
	75 - 115% of MFI	11

During fiscal year 2003-04, the Austin Housing Finance Corporation Multifamily Bond Program assisted 256 families with affordable rental units. All of the units were leased to families with incomes below 60% of MFI and leased at or below the LIHTC-prescribed rents for families with incomes below 50% of MFI. The Program refinanced one apartment complex but issued no new multifamily bonds for the year. With a carry-forward of 343 previously financed units the program assisted 256 families in securing an affordable newly constructed apartment leaving 87 completed but unoccupied units as work in process for 2004-05.

The total number of families assisted by the AHFC bond programs for the year including both single family and Multifamily bond assisted was 338 families, or 96% of the 2003-04 goal.

Non-Federally Funded Program	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplish-ments	Actual Accomplish-ments
Singlefamily Bonds or MCCs	First-Time Home-buyer	High	N/A	\$5,000,000	50	82 households
Multifamily Bonds	Rental	High	Private Sector	\$15,000,000	302	256 households

S.M.A.R.T.™ Housing Initiative Project

Project Description: A creative initiative passed by Austin City Council in April 2000 encourages development of reasonably priced, mixed income housing that meets accessibility, transit-oriented, and Green Building standards. The S.M.A.R.T.™ (Safe, Mixed-Use, Accessible, Reasonably-Priced, and Transit-Oriented) Housing Initiative stipulates that all single-family units meet accessibility standards reflected in the City's Visitability Ordinance¹. All multifamily units must meet accessibility standards developed through the Voluntary Compliance Agreement,² meaning that at least 25 percent must be adaptable and at least 10 percent must be accessible. Developments that meet these and other prerequisites are given expedited City review, advocacy through the City processes and reductions/exemptions for certain development and construction fees. In fiscal year 2002-03, the City Council approved additional funding to support a special S.M.A.R.T.™ Housing Review Team to assist with expediting proposed subdivisions through the development review process.

Accomplishments/Status of Activity: S.M.A.R.T.™ Housing Initiative staff verified that 1,612 new housing units in fiscal year 2003-04 that received fee waivers and expedited review and inspection were constructed to S.M.A.R.T. Housing™ technical standards. In addition, the S.M.A.R.T. Housing™ Initiative staff certified at the pre-plan submittal stage that 4,834 new housing units were available to enter the development review process. Funding costs are limited to personnel expenses.

¹ The Visitability Ordinance created a minimum level of accessibility for new single-family homes, duplexes, and triplexes that receive City financial assistance. This ordinance was based on a model adopted in Atlanta, Georgia.

² The Voluntary Compliance Agreement (VCA) created clear minimum standards of accessibility for multifamily housing projects that either received federal assistance or were built after 1991. The S.M.A.R.T.™ Housing Initiative states that at least 25 percent of total units must be adaptable (including all ground-level units), 10 percent of total units must be accessible, and at least two percent of the units must be available to people who are visually or hearing impaired.

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Non-Federally Funded Initiative	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Expended	Actual Accomplishments
S.M.A.R.T Housing	First Time Home-buyer	High	Non-federal	\$535,000	1,500 Units Completed	\$361,000 GF-CIP \$236 EDI	1,612 Units Completed

Pilot Program for Creating Homeownership Opportunities for People with Disabilities

Project Description: The purpose of the pilot program for People with Disabilities is to provide additional assistance in an amount not to exceed \$15,000 as needed to qualify for a mortgage loan. The assistance is intended to provide income eligible people with disabilities, less than 80% of the HUD median family income, an additional resource to assist with qualifying for a mortgage loan. The assistance is administered on an “as needed” basis based on the homebuyer’s ability to qualify for a mortgage loan.

Accomplishments/Status of Activity: Mortgage Write Down assistance assisted no households. After conducting stakeholder meetings with ADAPT, United Cerebral Palsy/HOYO and the Mayor’s Committee for People with Disabilities it was determined to expand the program to include rehabilitation assistance and Architectural Barrier Removal assistance. Program guidelines have been drafted and are currently under review. This program will be instituted in FY 2004-05.

Non-Federally Funded Initiative	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Proposed Accomplishments	Actual Accomplishments
Pilot Program for People with Disabilities	N/A		Housing Trust Fund	\$100,000	5	0 households

Holly Good Neighbor Program

This is a partnership with Austin Energy to provide minor home repairs to residents of the Holly Neighborhood in East Austin. Austin Energy funds the program, NHCD surveys the residents regarding their repairs needs, and AHFC contracts to complete the requested repair.

Non-Federally Funded Initiative	Activity	Con Plan Priority	Fund Source	Funding FY 03-04	Expended	Accomplishment
Holly Good Neighbor Program	N/A	High	Austin Energy	\$626,947	\$204,724	24 households



CHAPTER 3

COMMUNITY AND ECONOMIC DEVELOPMENT ACTIVITY ACCOMPLISHMENTS



SMALL BUSINESS DEVELOPMENT

COMMERCIAL REVITALIZATION

PUBLIC FACILITIES

PUBLIC SERVICES

NON-FEDERALLY FUNDED PUBLIC SERVICES

SECTION 108 PROGRAMS

CAPER FY 2003-04**Chapter 3: Community and Economic Development****Table 3-1: Community/ Economic Development and Public Services Goals and Accomplishments**

ECONOMIC DEVELOPMENT PROGRAM	PROJECTS/ ACTIVITIES	FUNDING SOURCE	ACTION PLAN FY 2003-04 BUDGET	PROJECTED HOUSEHOLDS SERVED	EXPENDED FY 2003-04	ACTUAL HOUSEHOLDS SERVED
Small Business Development	Business Assistance Center	CDBG	\$ 322,000	12	\$ 353,866	18
	Community Development Bank	CDBG	\$ 108,335	50	\$ 64,098	74
	Microenterprise Technical Assistance	CDBG	\$ 161,923	40	\$ 123,235	142
	Neighborhood Commercial Management	CDBG	\$ 50,381	21	\$ -	8
		Program Income (CDBG)	\$ 151,000		\$ 65,087	
		Section 108	\$ 2,000,000		\$ -	
	Small Minority Business Assistance	CDBG	\$ 177,058	8	\$ 101,949	9
Commercial Revitalization	E.11th and 12th St. Redevelopment	CDBG and CDBG PI	\$ 2,037,069	0 jobs	\$ 655,993	9
	E.11th and 12th St. Debt Service	CDBG	\$ 772,575	Loan Repayment as scheduled	\$ 723,328	N/A
Public Services	Child Care Services	CDBG	\$ 650,000	282	\$ 587,234	395
	English as a Second Language	CDBG	\$ 50,000	600	\$ 50,000	600
		City HHSD GF	\$ 47,419	350	\$ 47,419	306
	Tenants' Rights Assistance	CDBG	\$ 278,870	630	\$ 263,393	779
	Housing Information and Referral	CDBG	\$ 139,249	11,000	\$ 115,516	16,340
	Neighborhood Support Services	CDBG	\$ 203,816	3,000	\$ 124,854	8,972
	Senior Services	CDBG	\$ 121,918	187	\$ 131,950	194
	Voluntary Compliance Agreement	N/A	\$ 76,700	N/A	\$ 43,728	N/A
	Youth Support Services	CDBG	\$ 226,854	300	\$ 145,606	161
Public Facilities	Homeless Shelter	CDBG	\$ 438,614	Loan Repayment as scheduled	\$ 432,159	N/A
	Public Facilities	CDBG	\$ 800,000	300	\$ 97,937	1,356
	Millennium Youth Entertainment Center	CDBG	\$ 735,479	Loan Repayment as scheduled	\$ 735,478	N/A
			\$ 9,549,260	16,780	\$ 4,862,830	29,363

SMALL BUSINESS DEVELOPMENT**CONSOLIDATED PLAN GOALS 2000-2005**

Amended Consolidated Plan Goal:	Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by: <ul style="list-style-type: none"> • One hundred (100) households will gain and/or retain jobs
Amended Consolidated Plan Strategies:	<ul style="list-style-type: none"> • Increase capital available to small businesses & micro-enterprises for startup & expansion • Strengthen workforce development efforts

Identified as a high priority, the City of Austin commits a significant portion of its annual allocation of Community Development Block Grant (CDBG) funds to help create and retain job opportunities through various economic development activities. For FY 2003-04, these economic development activities include the following:

Business Assistance Center (IDIS# 3947)

Project Description: The purpose of the project in partnership with the City's Department of Small and Minority Business Resources is to establish a one-stop shop that serves micro-enterprises and small and minority owned businesses needing procurement, management, marketing, micro-loans, and loan service assistance. In addition to the training provided the Business Assistance Center goal is the ultimate creation or retention of jobs for low- to moderate- income individuals.

Accomplishments/Status of Activity: The Small Business Assistance Center (SBAC) leases office space at no cost to six non-profit organizations that focus on helping small businesses succeed in exchange for the creation of a minimum of two jobs each per year. The Center's job creation goal was 12, and 18 jobs were created of which 12 were held by low- and moderate- income individuals.

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
Business Assistance Center	Small Minority Business Resources	High	CDBG	\$322,000	12 households	\$353,866	18 households

Community Development Bank (IDIS# 4077)

Project Description: The purpose of the project is to provide program delivery funds to a certified Community Development Financial Institutions (CDFI) to administer a loan program that provides flexible capital and technical assistance to small and minority businesses that are expanding or relocating to targeted areas. In addition to providing a loan program, the ultimate goal for this project is job creation or retention for low- to moderate- income individuals. This project will be completed by 12/31/04.

Accomplishments/Status of Activity: The Austin Community Development Corporation (ACDC) provides essential capital and services for disadvantaged businesses in Austin. In FY 2003-04 ACDC

exceeded their goal of 50 and created 74 jobs of which 43 went to low- and moderate- income individuals.

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplish -ments	Expended	Actual Accomplish ments
Community Development Bank	N/A	High	CDBG	\$108,335	50 households	\$64,098	74 households

Micro-enterprise Technical Assistance (IDIS# 4047)

Project Description: The purpose of the project is to provide operational funds to train individuals in qualified micro-enterprises. (A micro-enterprise is a business with five or fewer employees, one being the owner.)

Accomplishments/Status of Activity: BiG provided 555 hours of technical assistance, 1086 hours of training, and provided 102 classes to 142 businesses. This greatly exceeded BiG's goal of providing technical assistance to 40 businesses.

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplish -ments	Expended	Actual Accomplish ments
Micro-enterprise Technical Assistance	N/A	High	CDBG	\$161,923	40 households	\$123,235	142 households

Neighborhood Commercial Management Project (IDIS#3953)

Project Description: The purpose of the project is to provide a revolving loan pool that helps small businesses that have been in existence for two years or more to expand their operations by providing gap financing for fixed assets in exchange for job creation.

Accomplishments/Status of Activity: No new loans were funded under NCMP in FY 2003-04. However two existing borrowers did report job creation of 8 jobs for low- to moderate- income individuals. Due to the increased funding that was made available through the receipt of the \$2 million Section 108 Loan Guarantee for NCMP, staff has been very heavily marketing the program. This included attending over 15 public events, meeting with various commercial lenders, and the mail out of 3000 postcards to small businesses advertising the program and fund availability. As of October 2004, there are six applications pending for business loans.

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CHAPTER 3: COMMUNITY AND ECONOMIC DEVELOPMENT

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
Neighborhood Commercial Management Program (NCMP)	N/A	High	CDBG Program Income	\$151,000	0	\$65,087	8 households
			Section 108	\$2,000,000	16 households	\$0	0
			CDBG	\$50,381	5 households	\$0	0
		TOTAL		\$2,201,381	21 households	\$65,087	8 households

Small Minority Business Assistance (IDIS# 4076, 4130)

Project Description: The purpose of the project is to provide operational funds to train small and minority business owners through workshops, one-on-one technical assistance, and information referrals. In addition to the training provided, the ultimate goal is job creation or retention.

Accomplishments/Status of Activity: Two SMBA sub-recipients were responsible for the creation of 9 low- to moderate- income jobs, and served 524 businesses with a total of 107.5 hours of technical assistance.

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
Small Minority Business Assistance	N/A	High	CDBG	\$177,058	8 households	\$101,949	9 households

COMMERCIAL REVITALIZATION	
CONSOLIDATED PLAN 2000-2005	
Amended Consolidated Plan Goal:	<p>Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by:</p> <ul style="list-style-type: none"> • 3,269 households benefiting from Community Revitalization activities.
Amended Consolidated Plan Strategies:	<ul style="list-style-type: none"> • Increase capital available to small businesses & micro-enterprises for startup & expansion • Strengthen workforce development efforts

East 11th and 12th Street Redevelopment Project (*IDIS# 3962, 2276, 3091*)

Project Description: The project is designed to remove the blighting influences within the East 11th and 12th Street commercial corridors. This project includes but is not limited to, land acquisition, demolition of dilapidated structures, relocation of displaced persons/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, façade improvement and construction of new retail and office facilities. To assist in the implementation of the East 11th and 12th Street Redevelopment Project, the City secured a \$9 million HUD Section 108 Loan Guarantee; approved an Urban Renewal Plan to utilize urban renewal powers; and executed a tri-party agreement between the City of Austin, the Urban Renewal Agency of the City of Austin, and the Austin Revitalization Authority (ARA) which identifies each entity's role and responsibility and establishes a process for how development will occur in the redevelopment area.

Accomplishments/Status of Activity: In FY 2003-04 the City of Austin, through the partnerships with the Urban Renewal Agency (URA) and the Austin Revitalization Authority completed the construction of a 57,000 square foot mixed used development and the 171-space parking garage to support it. This project is located at 1000 and 1050 East 11th Street. The City's Neighborhood Housing and Community Development Department and the Austin Housing Finance Corporation are the anchor tenants occupying approximately 27,000 square feet in one of two newly constructed office buildings. There were eighteen (18) households assisted in FY 2003-04.

In continuing the support of the East 11th and 12th Street redevelopment, the Urban Renewal Agency acquired two parcels along East 11th Street. With the acquisition of these two parcels the Urban Renewal Agency (URA) will own three-quarters of the city block, which would complete an assemblage of a large tract of land that would allow for a more attractive package in the solicitation of potential developers. The solicitation is scheduled to be let out to the public in mid October 2004. There are residents living in a house on one of the parcels purchased by the URA, but their relocation/displacement will not be realized until fiscal year 2004-05.

The Historical Renovation of the 532 square feet of commercial office space is under contract and will be completed by May 2005. The remaining renovation of 2500 square feet of commercial office space is delayed until next fiscal year due to meeting the City's parking requirements. In an effort to provide parking for small businesses along East 11th and 12th Streets, the City of Austin has designated two lots and the funding to have these lots developed into two community parking lots. Both community parking lots are scheduled to be developed by the end of next fiscal year.

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CHAPTER 3: COMMUNITY AND ECONOMIC DEVELOPMENT

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplish-ments	Expended	Actual Accomplish-ments
East 11 th /12 th Street Revitalization	Austin Revitalization Authority (ARA)	High	CDBG	\$2,037,069	100 percent of construction to be completed; 0 jobs to be created during FY 2003-04	\$655,993	9 households

East 11th and 12th Street Revitalization Debt Repayment (IDIS# 3961)

Project Description: The City secured a \$9 million HUD Section 108 Loan Guarantee to implement the East 11th & 12th Street Revitalization Project. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG grant funds for a 20-year period.

Proposed Accomplishments: \$723,328.24 in CDBG funds was used to pay HUD the annual debt service payment on the Section 108 Loan.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplish-ments	Expended
East 11 th /12 th Street Revitalization Debt Service	Sec 108 Debt Service	High	CDBG	\$772,575	Timely debt service payment	\$723,328

PUBLIC FACILITIES

CONSOLIDATED PLAN 2000-2005

Amended Consolidated Plan Goal:	Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by: <ul style="list-style-type: none"> • 17,350 households served through Neighborhood Revitalization and Public Facilities activities
Amended Consolidated Plan Strategies:	<ul style="list-style-type: none"> • Increase capital available to small businesses & micro-enterprises for startup & expansion • Strengthen workforce development efforts

Homeless Shelter (*IDIS# 3959*)

Project Description: The City of Austin committed to develop a downtown homeless facility. The facility includes a day resource center, an emergency shelter for men, and a health clinic. The facility is known as the Austin Resource Center for the Homeless (ARCH).

The Day Resource Center is open to all homeless persons and will provide centralized intake, information and referral, and basic services (including showers, telephone/mail/messaging, laundry facilities, and computer access). In addition, other services that help homeless persons to reach self-sufficiency are to be co-located at the resource center (e.g., legal aid, case management, mental health outreach, and assistance for homeless students in AISD). The emergency shelter provides 100 beds for men in homeless situations. The center is able to provide shelter to 250 people in extreme weather conditions. Clients of the shelter will be able to utilize showers, restrooms, lockers, and laundry equipment. Community organizations are housed in the resource center to provide support services including legal assistance, case management, and school liaisons.

Accomplishments/Status of Activity: The Austin Resource Center for the Homeless (ARCH) opened on April 5, 2004. In FY 2003-04, there was \$432,159.10 in CDBG funds paid to the Section 108 debt service on the initial funding for the ARCH activity.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended
Homeless Shelter	Sec 108 Debt Service	High	CDBG	\$438,614	Timely debt service payment	\$432,159

Millennium Youth Entertainment Center (*IDIS# 3960*)

Project Description: The Millennium Youth Entertainment Center, located at 1156 Hargrave Street has a bowling alley, a roller skating rink, a video arcade, a soft-play area for small children, a food court, and a movie theatre. The facility was completed and opened to the public in June 1999. A Section 108 loan in the amount of \$7,830,00 was secured by the City and used to fund the center's construction. The Section 108 loan will be repaid with future CDBG grant funds over 20 years.

Accomplishments: The City of Austin maintained the annual debt service payment for the Section 108 loan using CDBG grant funds.

CAPER FY 2003-04**CHAPTER 3: COMMUNITY AND ECONOMIC DEVELOPMENT**

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended
Millennium Youth Entertainment Center	Sec 108 Debt Service	High	CDBG	\$735,479	Timely debt service payment	\$735,478

Public Facilities Project (IDIS# 2505, 2504, 4158)

Project Description: Under certain federal grant regulations, the City has the ability to earmark a limited amount of anticipated future grant funds for specific project purposes. The process of obligating funds prior to receiving the grant is called Pre-Award. When future grant funds are pre-awarded, it will effectively reduce the availability of grant funds for other eligible uses by the amount of the pre-award funding for the designated year. The following projects were pre-awarded in the FY 2002-03 Action Plan to be expended in FY 2003-04.

- Under the Action Plan FY 2002-03, the City of Austin authorized the pre-award of \$500,000 in FY 2003-04 for the development of a Youth and Family Business Training Center using CDBG grant funds in accordance with 24 CFR 570.200(h). The use of the funds is also conditional upon the project meeting all applicable CDBG rules and regulations.
- Under the Action Plan FY 2002-03 the City of Austin authorized the pre-award of \$300,000 in FY 2003-04, CDBG grant funds in accordance with 24 CFR 570.200(h). The purpose of the pre-award of public facilities funding is to provide partial costs towards the development of an amphitheater in East Austin. The use of the grant funds is also conditional upon the project meeting all applicable CDBG rules and regulations.

Accomplishment/Status of Activity: The construction of the Youth and Family Assessment Center is still pending. Negotiations between the City of Austin and American YouthWorks are under way. It is anticipated that construction on this facility will begin in December 2004.

The non-profit organization that requested funding for the development of an amphitheater in East Austin opted not to use federal funds for their project. As a result, the City allocated the \$300,000 as follows:

1. Community Action Development Agency - \$36,000 for the purchase of an elevator and the development of a surface parking lot to support the opening of a new community center which will provide meals for elderly and mentoring program for youth in surrounding area. A total of \$42,500 in Public Facilities funds was used for this project. Project is complete.
2. The Austin Resource Center for the Homeless (ARCH) opened on April 5, 2004. The ARCH has provided overnight shelter to about 100 men every night since its opening, and 1,356 people since its opening. Community organizations have moved into the building and are providing support services including legal assistance and case management. The health clinic in the ARCH is scheduled to be open for business by November 2004.

The following two activities are underway, but did not receive funds in FY 2003-04:

3. Foundation Communities - \$150,000 to build a learning center in the Vintage Creek Apartment complex, which is housing for low-to moderate-income persons. The learning center will expand this agency's ability to provide social and educational services to residents and surrounding neighborhood. Construction is underway.

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4. Southwest Key - \$114,000 to build a multi-purpose education and community center in the Govalle-Johnston Terrace neighborhood. Predevelopment work is underway. Anticipate construction to start in April 2005.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
Public Facilities	CADA	High	CDBG	\$800,000	N/A	\$42,500	N/A
Public Facilities	ARCH	High	CDBG		300	\$55,436.85	1,356 households

PUBLIC SERVICES**CONSOLIDATED PLAN GOALS 2000-2005**

Amended Consolidated Plan Goal:	GOAL 1: Assist 30,450 eligible families with services that lead to self-sufficiency annually by 2005 as measured by: <ul style="list-style-type: none"> • 17,350 households served through Neighborhood Revitalization and Public Facilities activities
Amended Consolidated Plan Strategies:	<ul style="list-style-type: none"> • Expand resources to increase the supply of affordable, high-quality child care • Collaborate with other departments to expand availability of youth services • Support efforts to improve the delivery of services to neighborhoods • Continue efforts to strengthen fair housing enforcement

The City of Austin assists in the provision of public services for the benefit of low- and moderate-income neighborhoods and residents. These funds are also used to improve the quality of life in priority neighborhoods and assist residents in becoming more self-sufficient. HUD allows, and the City allocates, up to 15 percent of the annual Community Development Block Grant (CDBG) allocation to provide funds for public services to low- and moderate-income residents and neighborhoods. A description of these projects for FY 2003-04 are as follows:

Tenants Rights Assistance Project (*IDIS# 3943*)

Project Description: The objectives of the project are:

- Facilitate mediations between landlords and tenants resulting in completing health and safety related repairs to rental units, which will help maintain reasonable habitability standards,
- Provide direct counseling and technical assistance to low income renters regarding tenant/landlord issues,
- Provide public education and information through workshops and public forums on landlord/tenant relationships and the law,
- Identify fair housing issues, which may assist in resolving, reducing or minimizing discriminatory housing practices.

Accomplishments/Status of Activity:

- Facilitated 100 mediations between landlords and tenants resulting in completing health and safety related repairs to rental units, which helped maintain reasonable habitability standards,
- Provided direct counseling and technical assistance to 679 low income renters regarding tenant/landlord issues,
- Provided public education and information through 23 workshops and public forums on landlord/tenant relationships and the law,
- Disseminated 10,073 newsletters on landlord/tenant and program issues to interested individuals, groups and neighborhoods,
- Identified 471 fair housing issues, which assisted in resolving, reducing or minimizing discriminatory housing practices.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplish -ments	Expended	Actual Accomplish ments
Tenants Rights Assistance	Austin Tenants' Council	High	CDBG	\$278,870	630 households	\$263,393	779 households

Childcare Services Project (IDIS# 3949, 3950, 4042, 4068, 4078, 4080, 4081, 4128)

Project Description: This project, administered by the Austin/Travis County Health and Human Services Department (HHSD), increases the supply and quality of childcare by providing these services to children from low- income households (80 percent or less MFI) residing within the Austin city limits . HHSD provides childcare vouchers for: 1) homeless and near-homeless families, 2) clients enrolled in self-sufficiency programs, 3) teenage parents and low-income working families. The Childcare Services project also provides training for childcare providers that serve low-income residents as a means of improving the quality of their services. Training is offered on a competitive basis to providers who accept HHSD childcare vouchers.

Accomplishments/Status of Activity: In total, 395 low- to moderate-income children were served in FY 2003-04. The Department provided childcare for homeless or near-homeless children and children from families in crisis by issuing vouchers for up to six months of childcare. This program provided child care for children from low-income working families and children of teen parents attending school.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplish -ments	Expended	Actual Accomplish ments
Child Care Services	N/A	High	CDBG	\$650,000	282 households	\$587,234	395 households

English as a Second Language Project (IDIS# 4131)

Project Description: The purpose of the Adult Basic Education (ABE) project is to provide English as a Second Language (ESL) services and Basic Education classes, which lead to achieving a GED. These skills include learning how to better participate in both school and community decision-making and by improving their literacy skills and English proficiency, students are able to further their educational and career goals. English classes are offered at no cost in collaboration with the Austin Independent School District Community Education Program through an inter-local agreement with the Austin/Travis County Health and Human Services Department.

Accomplishments/Status of Activity: In FY 2003-04, NHCD provided funding for ESL in the amount of \$50,000.00 in CDBG dollars and HHSD provides funding in the amount of \$47,419.00 in General funds. The goal for the year (950) included accomplishments with non-federal funding, of which 600 was to use federal funding. During FY 2003-04, CDBG funds paid for services to 600 students and HHSD's General Funds paid for services to 306 students for a total of 906 students. All of the CDBG clients served are low-income, with 592 being extremely low-income.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
English as a Second Language	Austin Independent School District	High	CDBG	\$50,000	950 households	\$50,000 CDBG \$47,419 HHSD GF	600 Federal 306 Non-fed 906 total

Senior Services Project (IDIS# 4116)

Project Description: The Senior Services project currently provides operating costs to Family Eldercare, a local nonprofit that helps prevent and protect elders from becoming victims of abuse, neglect, or exploitation. Family Eldercare also enables elders to live independently for as long as possible. Persons served shall have a gross income that is no more than 80 percent of Austin's Median Family Income, are 55 years of age and older and reside within the city limits of Austin.

Accomplishments/Status of Activity: The Senior Services project provided services to 194 elders including assisting elders needing temporary shelter; elders at risk of abuse, neglect, or exploitation; elders to maintain their independent living status; and providing money management services. There were 189 extremely low income and 5 were low-income.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
Senior Services	Family Eldercare	High	CDBG	\$121,918	187 households	\$131,950	194 households

Youth Services Project (IDIS# 4247)

Project Description: The Youth Services Project funds Austin/Travis County Health and Human Services Department (HHS) to identify youth who are likely to engage in at-risk behaviors. Once identified, wrap-around services are provided to youth and their family, and they are referred to appropriate service(s). These services may include intervention, prevention, counseling, tutoring, mentoring, and training. Follow-up evaluations are conducted, enabled by technical linkages among and between involved entities. The result is increased communication among social service providers and governmental agencies, which also allows for the identification of gaps and surpluses in services.

Accomplishments/Status of Activity: A total of *161 youth and their families have been served to date in Fiscal Year 2003-04 with CDBG funds through the Youth and Family Assessment center. The project is providing services to youth and their families in six schools within the Austin Independent School District. The goal in the Action Plan FY 2003-04 was to serve 300 youth and their families, however, this was a two-year goal, so the actual goal for FY 2003-04 was 150. The project design encourages the use of direct funds from the City/County contribution as well as the leveraging of local resources before the utilization of CDBG funds. While expenditures are substantially higher than in years past, they remain somewhat lower than projected due to the fact that the CDBG funds are the payer of last resort when the available local resources cannot readily meet the identified need of the youth/family. The project structure is designed to utilize the three funding sources: CDBG funds,

County basic needs funds, and local resources, in the most effective way to improve the functioning of the youth and his/her family.

*through August 2004

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
Youth Services	Austin/Travis County Health and Human Services contractors	High	CDBG	\$226,854	300 households	\$145,606	161 households

Neighborhood Support Project (IDIS# 3955)

Project Description: This project assists in the creation of working partnerships in priority neighborhoods to improve the quality of life in the neighborhood and increase resident participation in neighborhood activities. Partnerships include the City, neighborhood associations, community-based organizations, and volunteers. Priority neighborhoods are those where census tract records reflect the majority of residents' income level at 80 percent or below the area median family income.

Accomplishments/Status of Activity: A total of 8,972 households benefited from the services provided under this program. This exceeded the department's goal of serving 3,000 people. The services coordinated by Neighborhood Housing and Community Development (NHCD) staff included: six newsletters/flyers/postcard mailings developed and disseminated on behalf of four neighborhoods; five neighborhood cleanups; four safety fairs; Neighborhood Watch Signs for two neighborhoods; planning for a neighborhood clean up in conjunction with the Raise the Roof event; one NeighborFest event; and collaborations with city departments and other organizations for community service events. Eleven neighborhoods received services through this program: Govalle; Johnston Terrace; Colony Park; Lakeside; Rosewood; Glen Oaks; Montopolis; LBJ; St. John's; East Cesar Chavez; and Central East. Staff worked with neighborhood and non-profit organizations to facilitate these different activities. The substantial increase in the number of people served was accomplished by the increased opportunities for communication activities.

NHCD partnered with the Police Department, Parks Department, and Weed & Seed Project to provide a community service project for fifty volunteers during United Way's Annual Day of Caring.

Project	Activity	Con Plan Priority	Fund Source	Projected Program Level	Proposed Accomplishments	Expended	Actual Accomplishments
Neighborhood Support Program	N/A	High	CDBG	\$203,816	3,000 households	\$124,854	8,972 households

Housing Information and Referral Project (IDIS# 3965)

Project Description: Austin's strong housing market has created an acute need to improve access to information about available affordable housing. NHCD provides technical assistance and referrals regarding housing and social services providers by telephone. Additional services are provided to potential homebuyers in the form of educational workshops, community outreach activities, and homeownership training.

A Homeownership Collaborative is being formed as a pilot project to foster more community outreach and homeownership training. The purpose of the Homeownership Collaborative is to bring together housing related providers to support education and counseling of first time homebuyers and homeowners. The first year goal of the collaborative is to assist 1% of households contacting the information and referral project (estimated at 110 households.)

Accomplishments: The proposed accomplishments for HIRS for FY 2003-04 were 11,000 households assisted. This goal was based on the number of referrals by telephone through the Neighborhood Housing and Community Development Department. Fortunately, during the FY 2003-04, the department was able to expand the HIRS program through the Internet, by creating a [Housing Information and Referral](#) web page. There were 8,600 telephone referrals, and the average number of housing related web views were 7,740 for the year, resulting in total accomplishments of 16,340 households served. As we continue to expand out referral services, a shift in how people access our housing related services may become more evident in FY 2004-05.

The department also provided the following outreach:

- Homebuyer Fair, July 31, 2004--Promoted the department and housing programs.
- National Association Hispanic Real Estate Professionals Homebuyer Fair, September 11, 2004--Promoted all housing programs.
- East End Soul Fest, September 18, 2004--Promoted all housing and community development programs.
- NeighborFest, May 15, 2004--Promoted the department and housing and community development programs.

Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
Housing Information and Referral	N/A	High	CDBG	\$139,249	11,000 households	\$115,516	16,340 households

NON-FEDERALLY FUNDED PUBLIC SERVICES

The City of Austin provides non-federal (local funding) to activities that are indirectly related to the administration of federal grants received from HUD or as a direct result of federally funded activities. For FY 2003-04, these activities include, but are not limited to the following:

- **Accessibility Services Project**

Project Description: As a result of a complaint filed with HUD by ADAPT, the City of Austin, HUD and ADAPT signed a Voluntary Compliance Agreement (VCA) on October 10, 1997. In part, the VCA requires training for City housing staff and recipients of HUD funding on Section 504 and ADA; amending the City's Consolidated Plan to make the housing needs of people with disabilities a priority; increasing funding for the Architectural Barrier Removal Project by an additional 100 units a year, through 2002; providing incentives for recipients of HUD monies to develop housing that contains more than the minimum-required number of accessible units; and developing a monitoring and compliance mechanism to ensure that covered dwellings meet Section 504, ADA, and other applicable accessibility regulations. In addition, the City adopted a "Visitability Ordinance" that requires public financed housing to be visitable to disabled residents. In October 2002, HUD released the City of Austin from the VCA. The City met or exceeded all of its requirements under this agreement. The City of Austin remains committed to ensuring compliance with the accessibility features in S.M.A.R.T.™ Housing and other applicable federal, state and local accessibility regulations.

Accomplishments/Status of Activity: The City of Austin contracted for accessibility reviews and/or inspections at 75 separate multi-family developments over the past six years. Following are the results:

- 17 sites were subject to Section 504 standards
- 43 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- Three sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
- Four sites will receive plan review services only since no federal funding or S.M.A.R.T. Housing™ assistance will be provided.
- This means that 50 of the 75 sites are in compliance at the end of fiscal year 2003-2004. Only two sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002.
- City of Austin Neighborhood Housing and Community Development employee, Stuart Hersh, received the Chairman's award from the Mayor's Committee on Disabilities for his work on the Voluntary Compliance Agreement on bringing multifamily properties in compliance with multifamily accessibility standards.

Non-Federally Funded Project	Activity	Con Plan Priority	Fund Source	Projected Funding Level	Proposed Accomplishments	Expended	Actual Accomplishments
Accessibility Services	ADAPT, The Buck Group	High	General Fund	\$76,700	N/A	\$43,728	N/A



APPENDICES



Appendix I: INTEGRATED DISBURSEMENT AND INFORMATION SYSTEMS

APPENDIX II: DEMOGRAPHICS REPORTS

APPENDIX III: REQUESTS FOR LETTERS OF CONSISTENCY

APPENDIX IV: GEOGRAPHIC DISTRIBUTION OF EXPENDITURES



Appendix I:

**INTEGRATED DISBURSEMENT AND
INFORMATION SYSTEMS**

CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

APPENDIX I

INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM (IDIS)

AVAILABILITY OF IDIS REPORTS

Federal regulations require that the following four IDIS reports be made available to the public.

- **Summary of Accomplishments (C04PR23)** presents data on CDBG/HOME activity counts and disbursements by priority need categories. It also contains data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories and HOME housing units by various income groups.
- **Consolidated Annual Performance and Evaluation Report (C04PR06)** tracks progress in implementing projects identified in the action plan. This report lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities.
- **Financial Summary Report (C04PR26)** provides the key CDBG program indicators. This report shows the obligations and expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low and moderate-income, planning/administration, public service activities, and economic development. (This report contains program year information on statutory requirements regarding overall percentage for low and moderate-income benefit.)
- **Summary of Activities (C04PR03)** lists each CDBG activity which was open during a program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code regulation cite and characteristics of the beneficiaries.

Due to the volume of these reports, these are not printed in the CAPER. All, however, are available upon request from NHCD; please call 512-974-3100 (voice) or 512-974-3102 (TDD).



Appendix II:

DEMOGRAPHIC REPORTS

Table Appendix II.1
Beneficiary Demographics for Housing Programs
FY 2003-04

	0-30%	31-50%	51-80%	More than 80%	White	Black/African American	Asian	Amer. Indian/ Alaskan Native	Native Hawaiian/ Other Pacific Islander	Amer. Indian/ Alaskan Native & White	Asian & White	Black/African American & White	Am. Indian/Alaskan Native & Black/African Am.	Other Multi-Racial	White-Hispanic	Black-Hispanic	Female Head of Household	Elderly	Person w/ disability in Household	
Program	Median Family Income				Race										Ethnicity		Characteristics			Totals
Federally Funded Program																				
Owner Occupied Housing																				
Architectural Barrier Removal	255	67	57	6	242	133	3	7	-	-	-	-	-	-	177	-	5	309	76	385
Emergency Home Repair	393	101	47	-	237	303	1	-	-	-	-	-	-	-	172	-	389	359	2	541
Lead Hazard Control	12	9	-	-	15	6	-	-	-	-	-	-	-	-	15	-	8	2	2	21
Homeowner Moderate Rehab Program	2	2	4	-	8	-	-	-	-	-	-	-	-	-	6	-	1	4	2	8
Subtotal, Owner Occupied Housing Programs	662	179	108	6	502	442	4	7	-	-	-	-	-	-	370	-	403	674	82	955
First-Time Homebuyer Programs																				
Down Payment Assistance	4	48	129	-	168	12	1	-	-	-	-	-	-	-	109	-	29	1	4	181
Acquisition and Development (Owner)	-	1	19	-	19	1	-	-	-	-	-	-	-	-	5	-	1	-	-	20
Community Housing Development Organizations (Owner)	-	6	5	-	5	6	-	-	-	-	-	-	-	-	4	-	4	2	-	11
Anderson Hill Redevelopment (Owner)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal, First-Time Homebuyer Programs	4	55	153	-	192	19	1	-	-	-	-	-	-	-	118	-	34	3	4	212
Rental Housing Programs																				
Architectural Barrier Removal (Rental)	71	4	4	-	59	19	1	-	-	-	-	-	-	-	31	-	1	45	34	79
Rental Housing Development Assistance	59	44	2	-	63	40	-	1	-	-	-	1	-	-	35	2	26	25	9	105
Subtotal, Rental Housing Programs	130	48	6	-	122	59	1	1	-	-	-	1	-	-	66	2	27	70	43	184
Transitional/Assisted Housing Programs																				
Tenant-Based Rental Assistance	99	5	-	-	69	33	-	-	-	-	2	-	-	-	34	-	-	-	-	104
Transitional Housing	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Rent, Mortgage, Utility Assistance	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Residential Support Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Subtotal, Transitional/Assisted Housing Programs	99	5	-	-	69	33	-	-	-	-	2	-	-	-	34	-	-	-	-	104
Homeless/Emergency Shelter Programs																				
Shelter Operation and Maintenance	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Essential Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Emergency Assistance/ Prevention Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Transitional Housing (Homeless)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
Subtotal, Homeless/ Emergency Shelter Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal, Federal Programs	895	287	67	-	885	553	6	8	-	-	2	1	-	-	588	2	464	747	129	1,455
Non-Federally Funded Program																				
Acquisition and Development (Owner)	-	-	37	45	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	82
Lead Hazard Control	9	9	12	-	25	5	-	-	-	-	-	-	-	-	21	-	14	4	2	30
Rental Housing Development Assistance	17	16	4	-	25	9	1	2	-	-	-	-	-	-	12	-	-	-	-	37
Architectural Barrier Removal - Match	3	-	-	-	1	2	-	-	-	-	-	-	-	-	1	-	2	3	-	3
Subtotal, Non-Federal Programs	29	25	53	45	51	16	1	2	-	-	-	-	-	-	34	-	16	7	2	152
TOTAL, ALL HOUSING PROGRAMS	924	312	120	45	936	569	7	10	-	-	2	1	-	-	622	2	480	754	131	1,607
* Not Collected																				
Percent of Total	57.5%	19.4%	7.5%	2.8%	58.2%	35.4%	0.4%	0.6%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	38.7%	0.1%	29.9%	46.9%	8.2%	

**Table Appendix 1.2: Demographics for Community Development Programs
FY 2003-04**

	0-30%	31-50%	51-80%	More than 80%	White	Black/African American	Asian	Amer. Indian/ Alaskan Native	Native Hawaiian/ Other Pacific islander	Amer. Indian/ Alaskan Native & White	Asian & White	Black/ African American & White	Am. Indian/Alaskan Native & Black/ African Am.	Other Multi-Racial	White- Hispanic	Black-Hispanic	Female Head of Household	Elderly	Person w/ disability in Household	
Program	Median Family Income				Race										Ethnicity		Characteristics			Totals
NON Housing Programs																				
Community & Economic Development Programs																				
Business Assistance Center	-	-	12	6	6	3	3	-	-	6	-	-	-	-	-	-	*	*	*	18
Community Development Bank	-	-	65.5	8.5	58	7	9	-	-	-	-	-	-	-	52	-	*	*	*	74
Microenterprise Tech. Assistance	-	-	142	-	99	36	7	-	-	-	-	-	-	-	29	-	*	*	*	142
Neighborhood Commercial Mgmt. Program	-	-	8	-	5	3	-	-	-	-	-	-	-	-	-	-	*	*	*	8
Small Minority Business Assistance	-	-	8	1	7	2	-	-	-	-	-	-	-	-	5	-	*	*	*	9
East 11th and 12th St.- Revitalization	Demographics not required																			
Subtotal	-	-	235.5	15.5	175	51	19	-	-	6	-	-	-	-	86	-	-	-	-	17
Neighborhood Revitalization																				
Child Care Services	336	51	8	-	257	129	6	1	1	-	1	-	-	-	177	-	215	1	3	395
English as a Second Language	592	5	2	1	554	-	45	1	-	-	-	-	-	-	543	-	105	10	9	600
Fair Housing Counseling	573	155	51	-	552	193	18	2	-	11	2	1	-	-	305	-	511	40	-	779
Housing Information Referral Services	Demographics not required																			
Neighborhood Support Program	Demographics not required																			
Senior Services	189	5	-	-	158	30	2	1	-	2	-	-	-	1	22	-	190	106	69	194
Youth Support Services	135	21	5	-	113	44	-	4	-	-	-	-	-	-	96	-	117	8	26	161
Subtotal	1,825	237	66	1	1,634	396	71	9	1	13	3	1	-	1	1,143	-	1,138	165	107	2,129
Facilities																				
Homeless Shelter	Demographics not required																			
Child Care Center	Demographics not required																			
Millennium Youth Entertainment Complex	Demographics not required																			
Subtotal	Demographics not required				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL, ALL NON-HOUSING PROGRAMS.....																				
	1,825	237	302	17	1,809	447	90	9	1	19	3	1	-	1	1,229	-	1,138	165	107	2,146



Appendix III:
REQUESTS FOR LETTERS OF
CONSISTENCY

**Requests for Letters for Consistency
FY 2003-04**

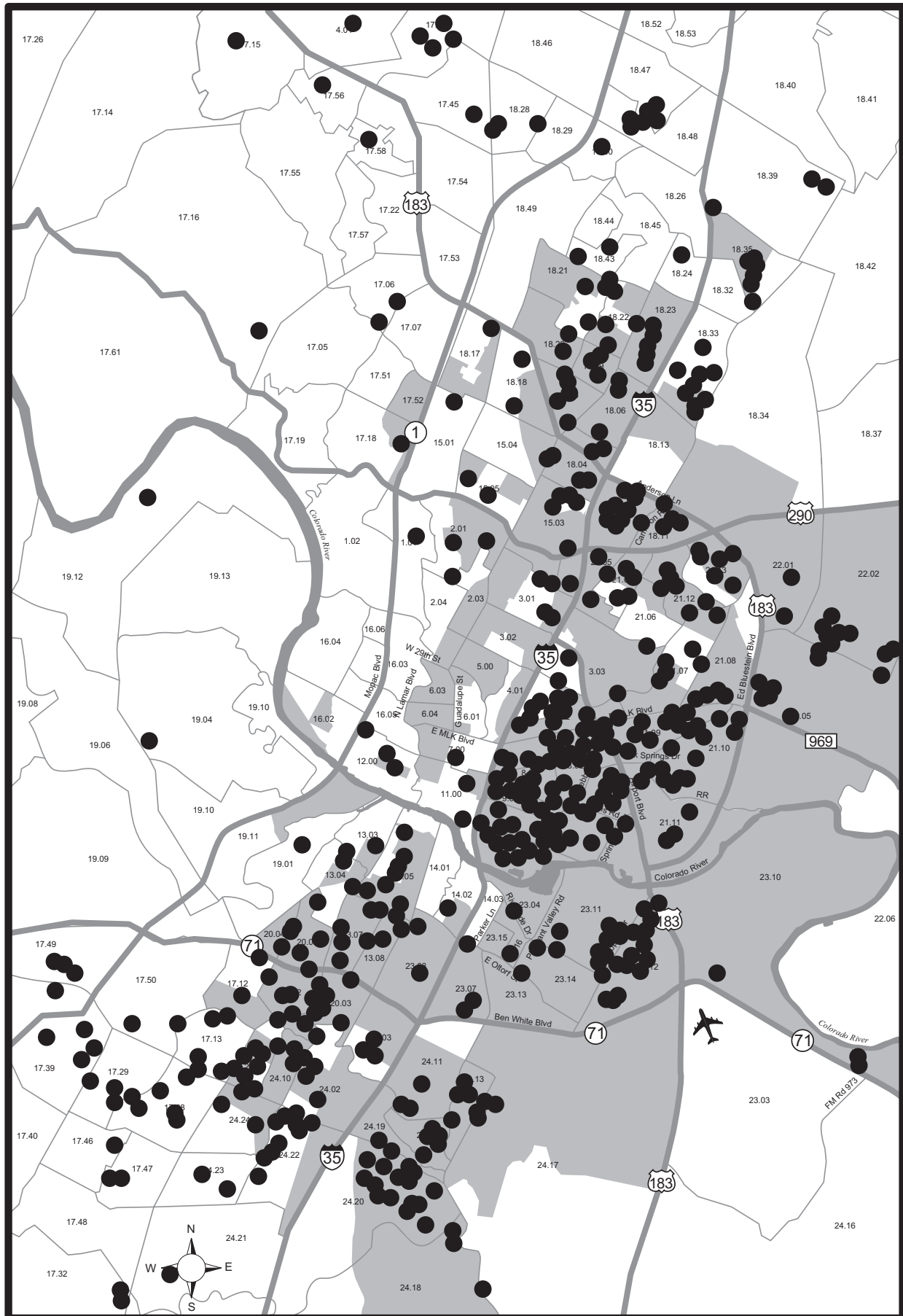
	Developer	Name	Project	Location	Letter/ Certificate of Consistency	S.M.A.R.T. HousingTM Certified
1	Yager One Apartments, L.P.	R. Brent Stewart	Yager Park Townhomes	0 Yager Lane	10/22/03	Yes
2	Century Park Apartments, L.P.	R. Brent Stewart	Century Park Townhomes	2700 Century Park Blvd	10/22/03	Yes
3	Aimco Capital	Kevin Lynn	Pleasant Hills Apartments	2401 Anken Drive	1/21/04	No
4	American Affordable Housing, L.P.	Gene Watkins	Riverside Senior Pavilion	6010 East Riverside	2/26/04	No
5	American Affordable Housing, L.P.	Gene Watkins	Montopolis Senior Pavilion	2101 Montopolis Drive	2/26/04	No
6	Housing Authority of the City of Austin	James L. Hargrove	ROSS/Resident Services Delivery Model	Austin, TX	5/4/04	No
7	Housing Authority of the City of Austin	James L. Hargrove	Public Housing Family Self- Sufficiency (FSS)	Austin, TX	5/4/04	No
8	Housing Authority of the City of Austin	James L. Hargrove	Public Housing Neighborhood Networks	Austin, TX	5/4/04	No
9	United Cerebral Palsy of Texas	Jean Langendorf	UCP Section 811 Housing	1201 Grove Boulevard	5/25/04	Yes
10	Housing Authority of Travis County	Barbara Humphrey	N/A	N/A	6/15/04	No
11	American Youthworks	Chester Steinauser	Yothbuild-Various Sites	Austin, TX	6/21/04	No
12	Huston-Tillotson College	Jane Anaejionu	Bridging The Gap III	Austin, TX	6/24/04	No
13	Austin Tenants' Council	Kathy Stark	N/A	Austin, TX	6/25/04	No
14	City of Austin, Health and Human Services Department	Donna Jackson	Sierra Ridge Apartments	201 West St. Elmo	6/30/04	No
15	City of Austin, Health and Human Services Department	Donna Jackson	Buckingham Duplexes	743 Years Blvd	6/30/04	No
16	Austin Travis County MHMR Center	Robert Chapa	Section 811 Housing for Persons with Disabilities	1507 W 39 th 1/2 St.	7/20/04	No



Appendix IV:
GEOGRAPHIC DISTRIBUTION OF
EXPENDITURES

Location of CDBG and HOME Expenditures

■ Census Tracts where 50% or more of the population earn low to moderate incomes.



Source: City of Austin

Source: 2000 Census

CDBG and HOME Priority Areas

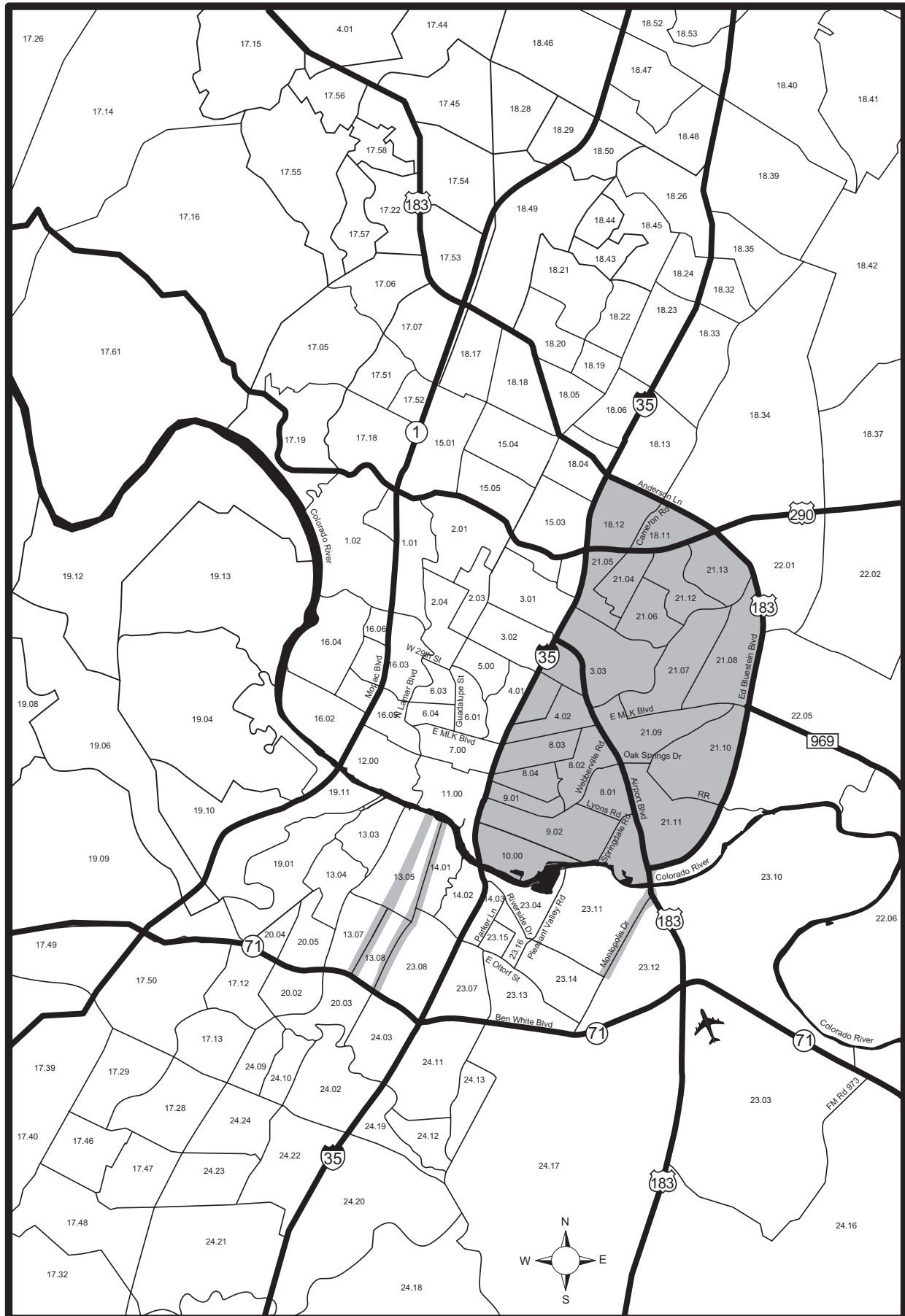
INSET



Source: 2000 Census

Commercial Management Priority Areas

Includes South Congress, South 1st Street and Montopolis Corridors



Source: 2000 Census



The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at 974-3256 (voice) or 974-2445 (TTY).

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. This publication is available in alternative formats. Please call Natasha Ponczek at 512-974-3177 for assistance.

La Ciudad de Austin no permite discriminación sobre la base de incapacidad en la admisión o acceso para, o en el tratamiento o empleo, en sus programas y actividades. Dolores González ha sido designada como la Coordinadora de la ADA/ Sección 504 de la Ciudad de Austin. Preguntas o motivos de queja sobre sus derechos bajo la ADA/ Sección 504 deben ser dirigidas a la Coordinadora de la ADA/ Sección 504 al 974-3256 (voz) o 974-2445 (TTY).

La Ciudad de Austin está comprometida a cumplir con los requisitos de la Ley Americanos con Incapacidades (ADA) y con la Sección 504 de la Ley de Rehabilitación de 1973, y sus enmiendas. Esta publicación está disponible en formatos alternativos. Para asistencia, por favor llame al 974-3100 (voz) o 974-3102 (TDD).